Office Monitor '85

City of Toronto Planning and Development Department
Research and Information Section
Stephen G. McLaughlin, Commissioner

June 1985

Overview

Office Monitor '85

This edition of Office Monitor '85 presents an overview of office development trends in Toronto's Central Core area, the Toronto Region and the North American office market.

The Office Monitor series is prepared annually for Toronto City Council in accordance with requirements set out in the City's Official Plan.

Office Monitor '85 is a general review only. A companion report-Office Monitor '85-Statistics contains a detailed inventory of all development projects in the City, comprehensive summary tables and project maps. Additional copies of reports in the Office Monitor series can be obtained from:

The City of Toronto
Resource Centre
1st Floor
New City Hall
M5H 2N2
(416)947-7410

Highlights

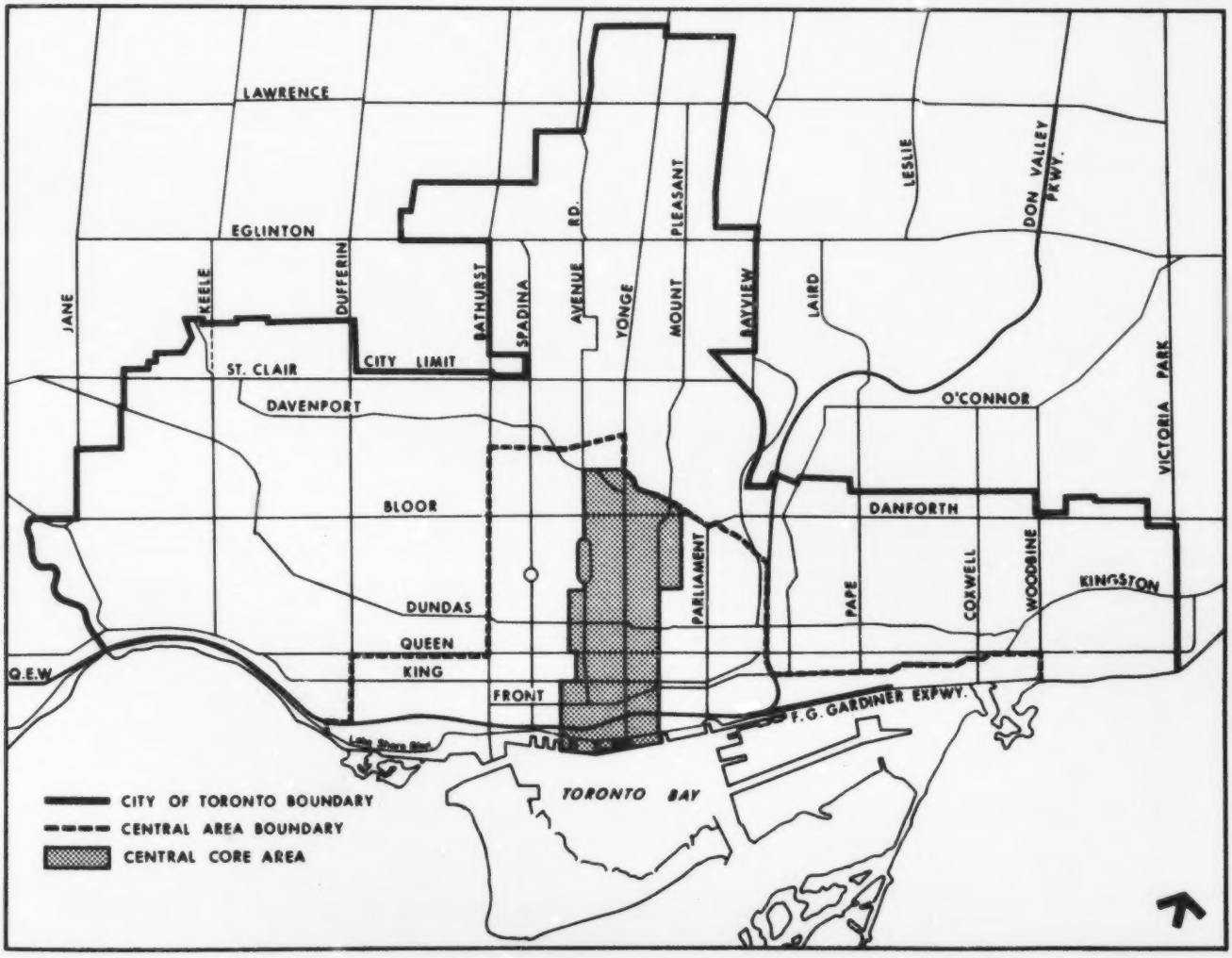
- As of January 1, 1985 there was a total of just over 5.8 million square metres of office space built or under construction in the Central Core. On the basis of approved projects currently awaiting construction, it is clear that the 1986 review limit for office development (6.4 million square metres) will not be exceeded prior to 1986.
- The construction of new office space in the Core has dropped off to its lowest level since 1976, following several years of rapid office growth.
- This slowdown in new office construction, coupled with moderate demand for additional office space should bring about a reduction of Central Core vacancy rates in 1985.
- Vacancy rates currently stand at record high levels of 12% in the Central Core. In suburban areas vacancy rates average 10%.
- Average asking rents have remained virtually unchanged over the year and currently stand at $279 per square metre ($25.96/sq. ft.) in the Core and $163 per square metre ($15.15/sq. ft.) in the rest of the Region.
- 1984 was a turnaround year for U.S. office markets which saw vacancy rates start to fall, average rental rates rise, and office space under construction grow by 11%. Similar trends can be anticipated in the Toronto office market over 1985/86.

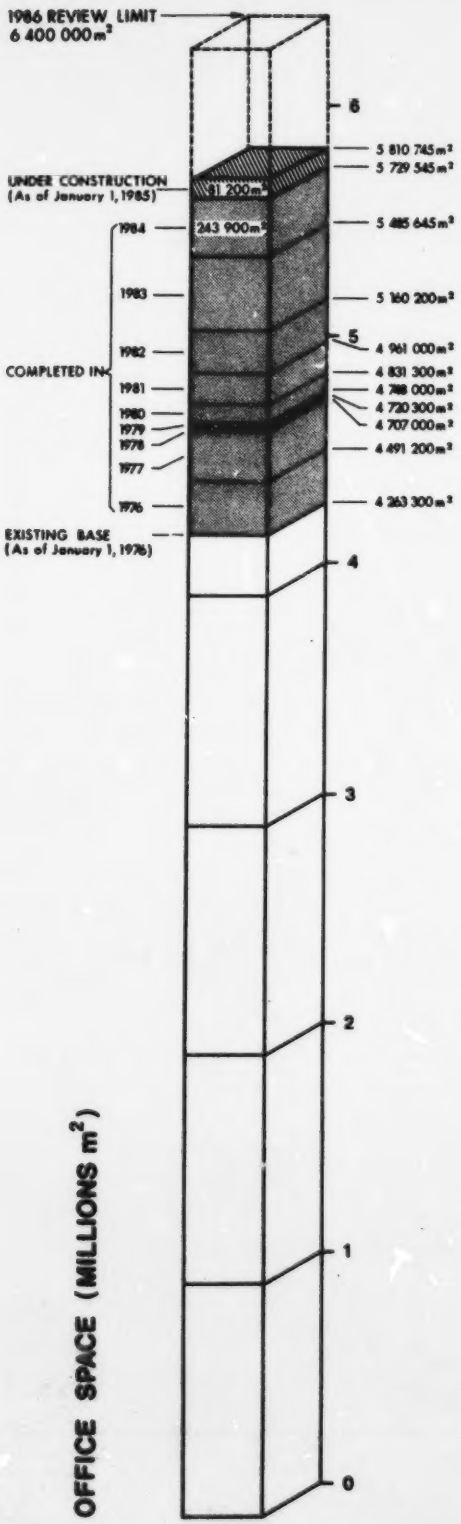
Part A:
Office Growth in the Central Core

Toronto's Central Core is Canada's leading business location. The major administrative centres of national financial activity are located here, together with the offices of the Provincial, Metropolitan and City governments and many of the Toronto region's leading retail businesses and entertainment activities.

Central Core - 1984 Capsule Summary

Total Office Space 5,729,500 square metres (completed)
Office Workers 188,960 (full and part time)
Market Vacancy Rate 12% (December 1984)





Since 1976, the City of Toronto's Planning and Development Department has monitored office development to determine whether the growth of office space in the Central Core is maintained at a rate consistent with that necessary to achieve Official Plan objectives. These objectives include the deconcentration of employment to office sub-centres elsewhere in the metropolitan region. Office growth in the Core should also be compatible with the capacity and anticipated utilization of the transportation system serving the Central Core.

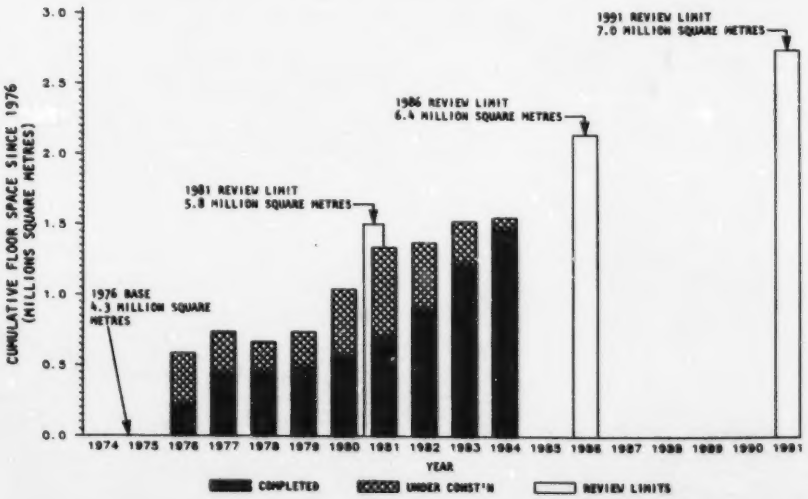
Since 1976, just over 1.5 million square metres of office space has been built in the Central Core.

The Plan contains review limits for 1981, 1986 and 1991 with the objective of maintaining office growth within these limits. Should the total amount of office space built and under construction in the Core exceed these limits prior to the year to which a limit applies, the limits will be reviewed by Council. If this review indicates that the review limits are not appropriate, Council may increase or decrease the review limits by an amendment to the Plan. (Refer to Official Plan Sec. 1A.5 for precise wording).

Official Plan Review Limits

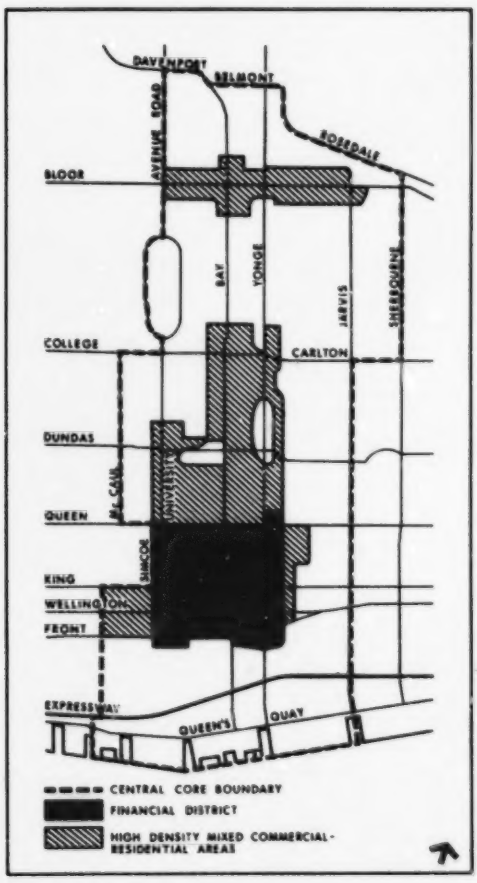
- 5.8 million square metres by Jan. 1, 1981
- 6.4 million square metres by Jan. 1, 1986
- 7.0 million square metres by Jan. 1, 1991.

Growth of Office Space Since 1976 in Relation to Official Plan Review Limits



So far, the rate of office development within the Core is below the established review limits. As of January 1, 1985 there is a cushion of 589,000 square metres between the 1986 review limit and space built or under construction. A total of 441,832 square metres has been approved, but is still to begin construction. An additional 487,062 square metres of office space has been proposed but has yet to receive Council approval.

Current trends suggest that the existing supply of space built and under construction will be adequate to satisfy the likely demand for additional space in the Core over the next two to three years. High vacancy rates in the Core (presently in the 11-12% range) will likely slow down the start of new office construction. On the basis of new projects expected to start construction this year, it is clear that the 1986 review limit will not be exceeded prior to 1986.

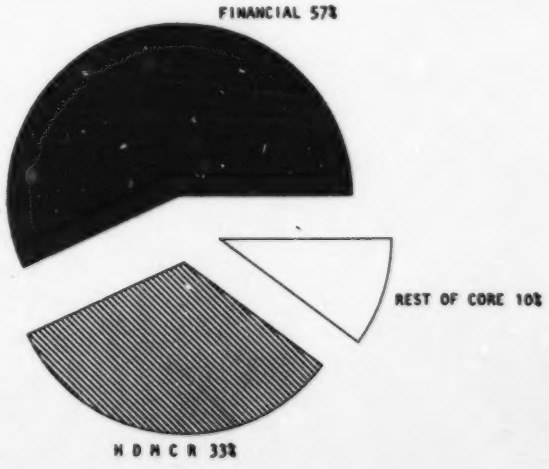


In its Official Plan, Toronto City Council has designated two priority areas for the development of office space within the Central Core. These are the Financial District and the High Density Mixed Commercial Residential Areas (HDMCR).

Office growth since 1976 has been consistent with these priorities:

- Financial District - .83 million square metres completed (57% of Central Core total)
- HDMCR Areas - .48 million square metres completed (33% of Central Core total)
- Rest of Core - .15 million square metres completed (10% of Central Core total)

Office Space Completed In Core by Sub-Area 1976-1984

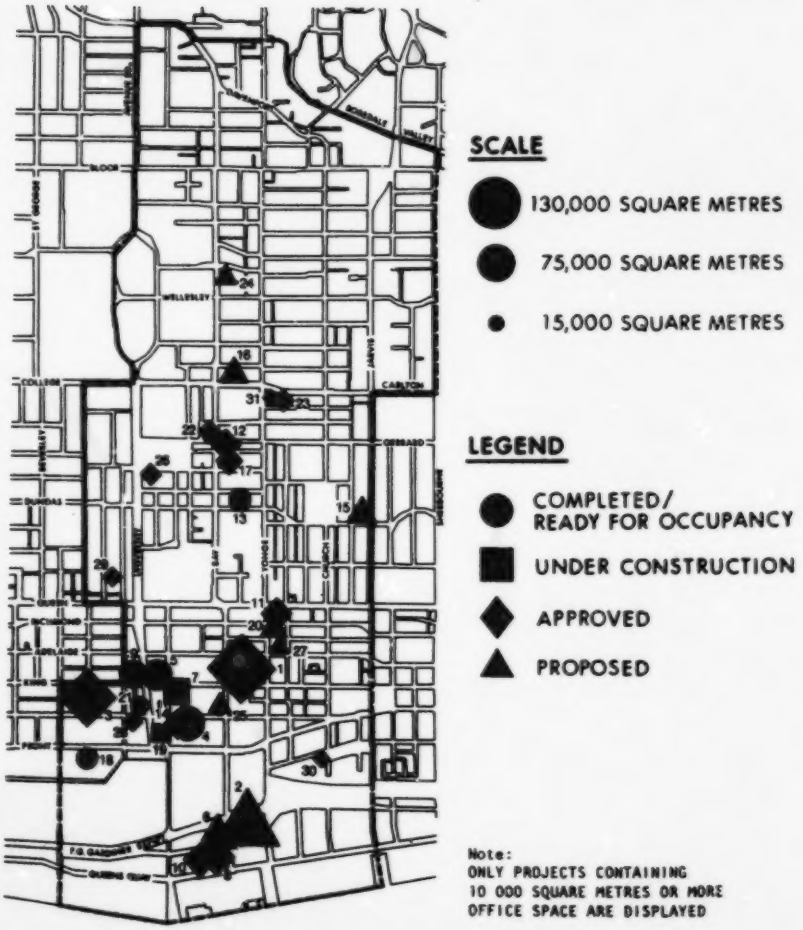


Part B: Central Core at a Glance

This section presents a brief summary of major office projects in the development process. Only office projects containing more that 10,000 square metres of office space which are located within the Central Core are included. Project status is based on information available as of January 1, 1985. Projects are numbered in descending order by the amount of office space contained in each project.

- Approved means that a rezoning, development review or building permit has been approved by Council, but no construction has begun.
- Proposed means that application has been submitted for rezoning, development review or building permit but approval has not yet been granted.

Central Core at a Glance - Status of Major Office Projects as of January 1, 1985



Central Core at a Glance - Status of Major Office Projects as of January 1, 1985

1. Scotia Plaza
   34 King St. W.
   66 storeys 145 795 sq.m.
   Approved by Council

2. Toronto Harbour Commission
   20 Harbour St.
   33 storeys 118 400 sq.m.
   Proposed

3. Marathon Block B (Downtown West)
   255 King St. W.
   17 storeys 105 423 sq.m.
   Approved by Council

4. IBM Tower - TD Complex 4th Tower
   79 Wellington St. W.
   38 storeys 64 515 sq.m.
   Ready for Occupancy

5. Sun Life - Phase 1
   150 King St. West
   28 storeys 52 422 sq.m.
   Ready for Occupancy

6. Toronto Harbour Commission
   60 Harbour Street
   33 storeys 47 400 sq.m.
   Proposed

7. Standard Life Assurance
   121 King St. W.
   26 storeys 45 819 sq.m.
   Under Construction

8. Waterpark Place
   10 Bay Street
   25 storeys 44 362 sq.m.
   Approved by Council

9. Sun Life-Phase 2
   200 King St. W.
   23 storeys 43 548 sq.m.
   Ready for Occupancy

10. Waterpark Place
    50 Queen's Quay West
    35 storeys 39 744 sq.m.
    Approved by Council

11. Conferation Square - Phase 2
    20 Richmond St. E
    37 storeys 35 467 sq.m.
    Approved by Council

12. Chelsea Inn Expansion
    43 Gerrard St. W.
    32 783 sq.m.
    Approved by Council

13. Atrium on Bay
    595 Bay St.
    14 storeys 30 938 sq.m.
    Ready for Occupancy

14. 95 Wellington St. W.
    22 storeys 30 014 sq.m.
    Approved by Council

15. Simpson Sears Expansion
    222 Jarvis St.
    Addition 29 645 sq.m.
    Proposed

16. New Police Headquarters
    40 College St.
    12 storeys 27 857 sq.m.
    Proposed

17. 655 Bay St.
    33 storeys 27 551 sq.m.
    Approved by Council

18. Metro Convention Centre
    255 Front St. W.
    26 storeys 27 314 sq.m.
    Ready for Occupancy

19. One University Ave.
    19 storeys 25 197 sq.m.
    Under Construction

20. 147 Yonge St.
    Addition 23 557 sq.m.
    Proposed

21. 70 University Ave.
    14 storeys 20 802 sq.m.
    Ready for Occupancy

22. 720 Bay St.
    14 storeys 19 017 sq.m.
    Approved by Council

23. 21 Carlton St.
    21 storeys 18 545 sq.m.
    Approved by Council

24. 991 Bay St.
    14 storeys 17 787 sq.m.
    Proposed

25. 230 Bay St.
    31 storeys 17 441 sq.m.
    Proposed Addition

26. 525 University Ave.
    15 storeys 17 217 sq.m.
    Approved by Council

27. 10 Adelaide St. E.
    14 storeys 15 148 sq.m.
    Proposed

28. 53 Simcoe St.
    13 storeys 15 091 sq.m.
    Approved by Council

29. Canada Life
    190 Simcoe St.
    10 storeys 14 764 sq.m.
    Approved by Council

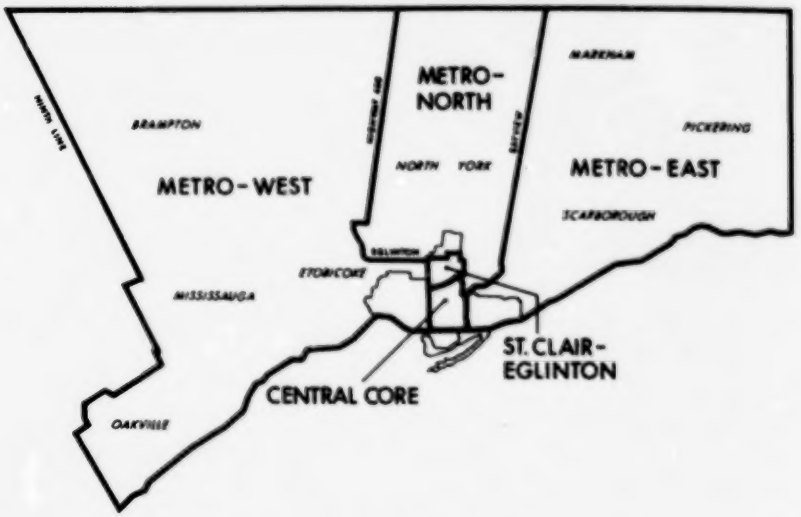
30. St. Lawrence Phase C1
    75 The Esplanade
    9 storeys 11 322 sq.m.
    Approved by Council

31. 437-441 Yonge St.
    10 storeys 10 765 sq.m.
    Approved by Council

Part C: The Regional Context

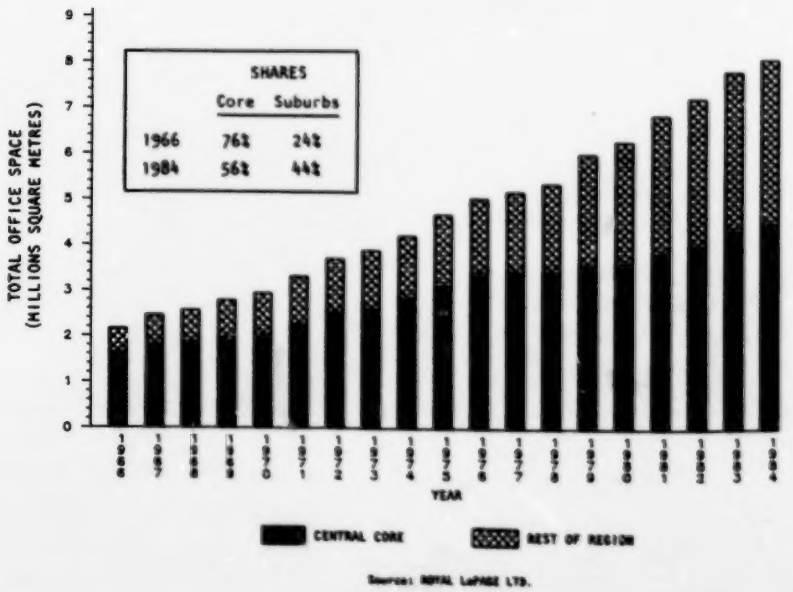
Data furnished by Royal LePage Limited from their annual survey of office space provide a consistent basis for examining trends in office growth across the entire Toronto urban region. This region includes all of Metropolitan Toronto as well as Mississauga, Brampton, Oakville, Markham and Pickering (see Map). The Royal LePage data are based on a survey of net rentable floor space in buildings containing more than 1 858 square metres (10,000 sq. ft.) office space and therefore tend to slightly under-estimate the total supply of office space.

Toronto Region - Office Districts



The rapid growth of office space in the Toronto Region is readily apparent from the accompanying chart. Over the past 20 years the total supply of office space has more than quadrupled from two million square metres in 1966 to over eight million square metres in 1984.

Total Supply of Office Space Toronto Region, 1966-1984



Source: ROYAL LePAGE LTD.

Since 1976 regional office growth has averaged just under .4 million square metres per year.

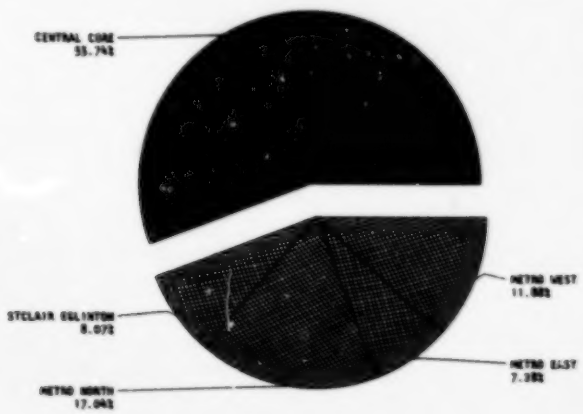
The deconcentration of office space is an important principle in both the City of Toronto's and Metropolitan Toronto's Official Plans. Trends to date clearly indicate that the suburban areas are attracting a steadily increasing share of regional office growth.

In 1966 the Central Core accounted for 76% of the total office space in the Toronto Region. By 1984 the Core's share had fallen to 56% even though the total office space in the Core had more than tripled over this period.

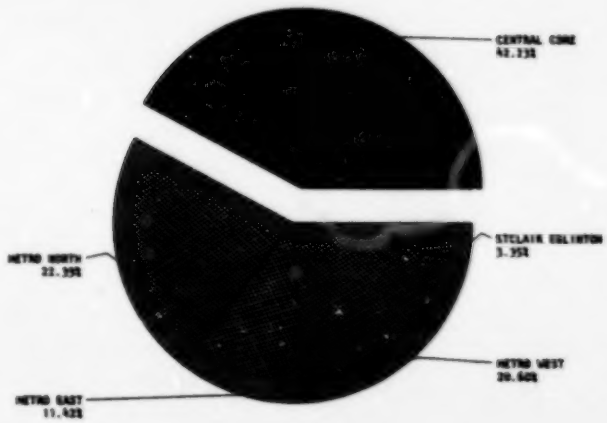
The North York Centre, Scarborough Town Centre and office park developments in North York, Mississauga and Markham have dominated recent suburban office growth. The accompanying pie charts illustrate the current distribution of office space in sub-areas of the region as well as the distribution of office growth since 1976.

Since 1976 the rate of suburban office growth has been quite dramatic. Nearly 60% of all office space built in the Toronto Region since 1976 has been located outside the Central Core Area.

Total Office Space by Sub-Area Toronto Region, 1984



Regional Office Growth, 1976-1984



Source: ROYAL LePAGE LTD.

Part D: Demand for Office Space

Absorption of office space is measured as the annual increase in occupied floor space.

In the Core, the long term demand for office space has averaged approximately 140,000 square metres per year since 1966 although since 1976 average demand has fallen to 126,000 square metres per year. Demand for space in suburban areas has grown rapidly in recent years, averaging just over 200,000 square metres a year since 1976.

Absorption of Office Space and Vacancy Rates, 1966-1984

	Annual Supply of Office Space (000's of Sq. M)			Annual Absorption (000's of Sq. M)*			Year End Vacancy Rate (vacant space as % total space)		
	Core**	Suburbs	Total Region	Core**	Suburbs	Total Region	Core**	Suburbs	Total Region
1966	277	-14	263	290	1	291	2.5	1.9	2.3
1967	177	121	298	85	115	200	7.3	2.4	6.0
1968	50	53	103	116	44	160	3.6	3.5	3.6
1969	112	109	221	152	112	264	1.3	2.7	1.7
1970	69	89	158	40	76	116	2.7	3.9	3.0
1971	230	142	372	158	61	219	5.6	11.2	7.3
1972	267	124	391	156	92	248	9.3	12.9	10.4
1973	64	117	181	150	172	322	5.8	7.3	6.3
1974	251	67	318	167	95	262	8.2	4.8	7.1
1975	261	209	470	217	109	326	9.0	10.6	9.5
1976	305	60	365	229	101	330	10.4	7.7	9.5
1977	26	122	148	55	108	162	9.5	8.0	9.0
1978	-6	187	181	94	151	245	6.6	9.1	7.4
1979***	159	485	644	232	424	656	4.2	9.8	6.5
1980	44	235	279	132	259	391	1.8	8.0	4.4
1981	203	371	574	190	399	589	2.1	6.1	3.9
1982	160	214	374	28	129	157	5.3	8.4	6.7
1983	342	247	589	125	169	295	9.8	10.0	9.9
1984	160	116	276	46	108	154	12.0	9.9	11.1

* Absorption refers to growth in occupied floor space.

** Based on Royal LePage Downtown and Bloor District - these areas closely approximate the Central Core.

*** Mississauga District included in 1979.

Source:
Royal LePage Limited (note that only office buildings containing 1 858 square metres or more of office space are included in this survey and that all values are reported in terms of net rentable floor area).

The long term averages disguise the volatility of the office market, particularly over the past five years. As the charts illustrate, the region-wide demand for office space reached record levels over the 1979-1981 period, peaking at an annual rate of nearly 600,000 square metres in 1981. The strong demand rapidly absorbed available office space, lowering vacancy rates in 1980-1981 to around 2% in the Core and 6% in the suburbs.

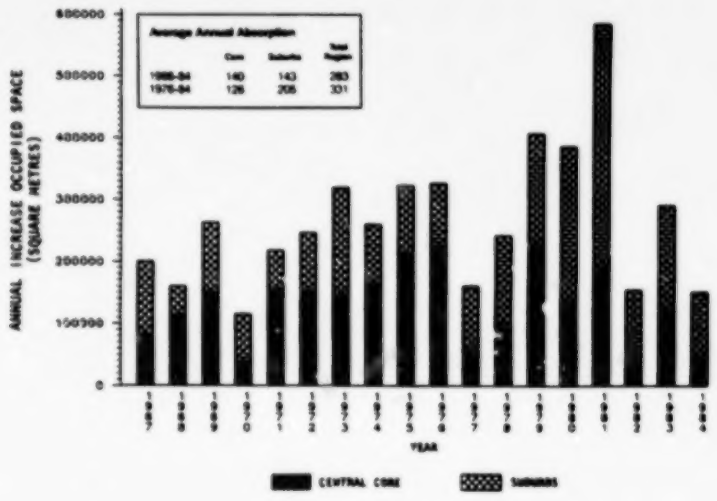
The demand for space triggered an office building boom which brought over 1.5 million square metres of new office space onto the regional market between 1981 and 1983. Growth in the supply of new office space in the Core outpaced that of the suburbs in 1983 and 1984.

Demand for new space, however, has not kept pace with supply. Absorption, which fell to a 20 year low in 1982, recovered slightly in 1983, only to fall back to low levels again in 1984.

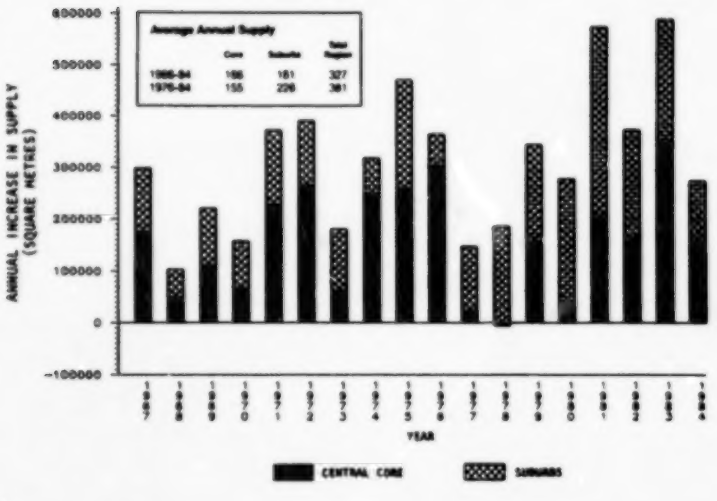
As a consequence, vacancy rates have risen steadily since 1981. By year-end 1984, the vacancy rate in the Core had reached 12% and just under 10% in the remainder of the region.

Present data show considerably less new office space currently under construction in the Core than has been the case in recent years. The downturn in supply, coupled with anticipated moderate demand for additional office space, should stem the upward trend in vacancy rates. Nevertheless, office vacancy rates should remain at or near record high levels through 1985.

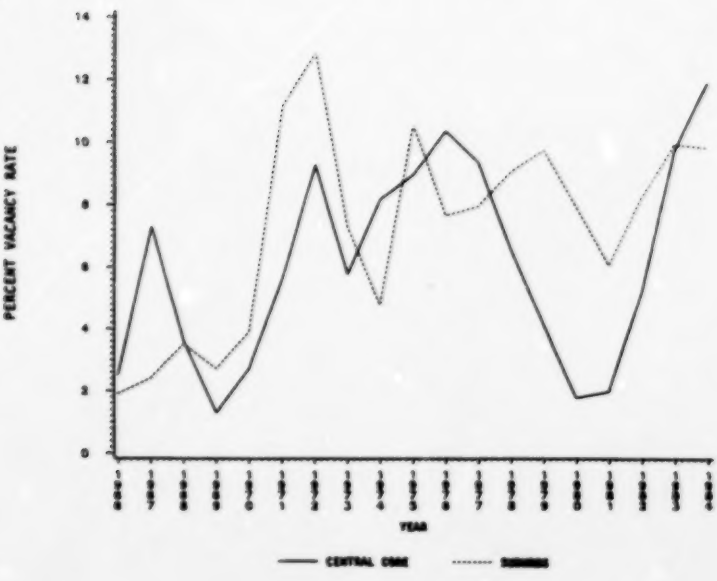
Annual Absorption of Office Space in Toronto Region, 1967- 1984



Annual Supply of Office Space in Toronto Region, 1967-1984



Annual Vacancy Rates - Central Core and Suburbs, 1966-1984

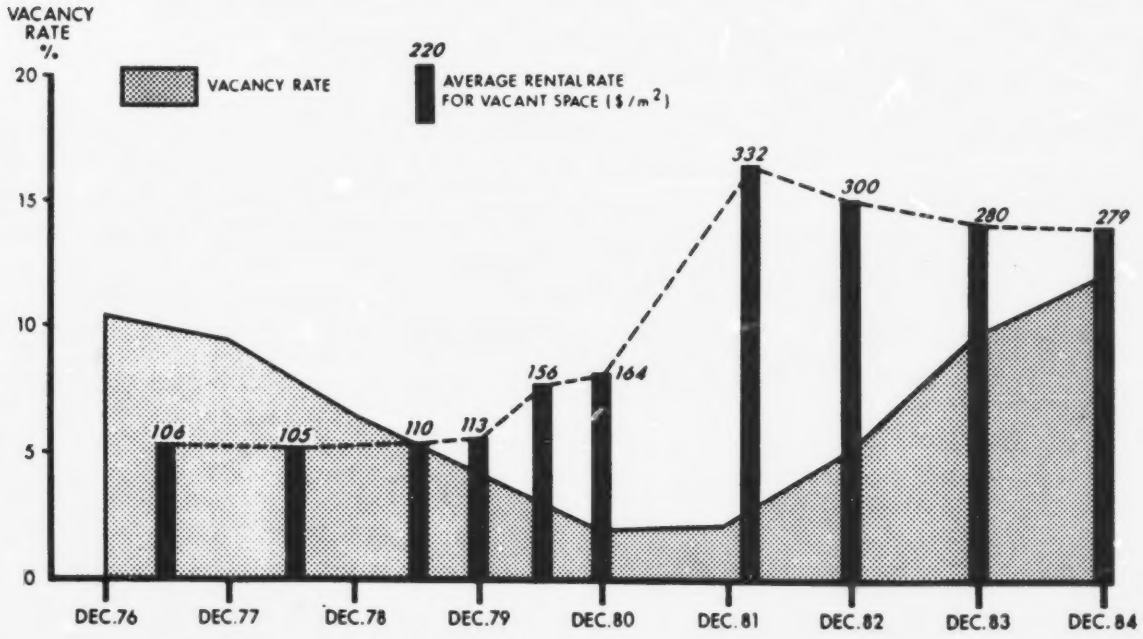


Part E: Office Rental Rates

Strong demand and low vacancy rates over the 1979-1981 period precipitated a sharp rise in average office rental rates. Average rents in the Central Core doubled between December 1980 and March 1982. Suburban rents also rose considerably, although not as steeply as those in the Core.

The slowdown in demand since 1982 has brought about a slight reduction in average rents charged. Rents are expected to stabilize and possibly rise in 1985 as the demand for new office space begins to pick up and vacancy rates fall.

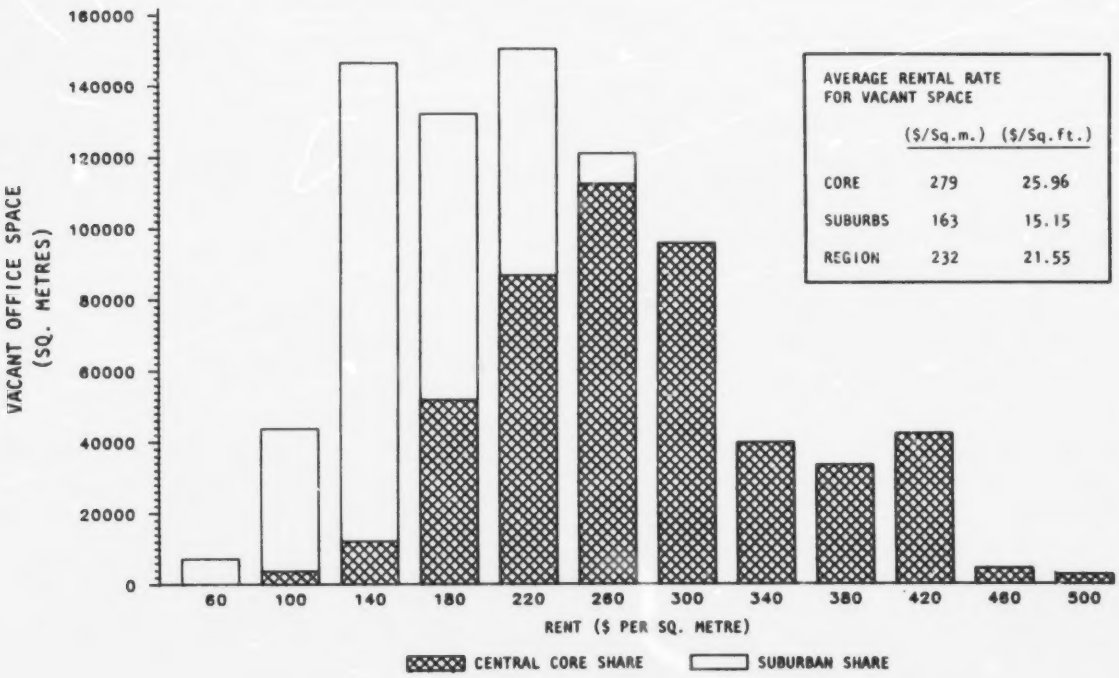
Relationship Between Rental Rates and Vacancy Rates -Central Core, 1976-1984



Source: ROYAL LePAGE LTD.

The bulk of currently available suburban space falls in the $140 to $220 per square metre range and averages $163 per square metre ($15.15/sq. ft.), while rents in the Core range from $180 to $340 per square metre with prime office space renting at even higher levels. Rents in the Core currently average $279 per square metre ($25.96/sq.ft.). Average rents are based on rents asked for vacant space and are weighted by the amount of vacant space available in each price range.

Distribution of Vacant Space by Asking Rent - Central Core and Suburbs, December 1984

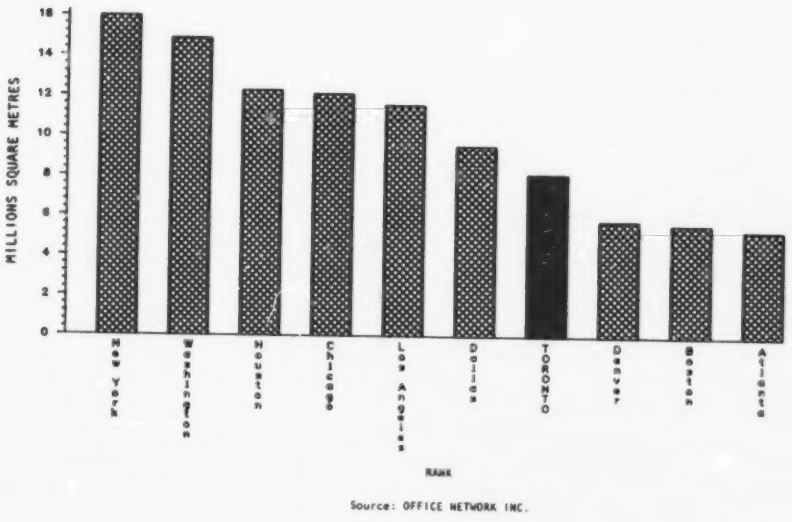


Part F:
The North American Context

The Toronto Region office market not only dominates the Canadian scene, but is a major market in relation to the largest U.S. cities.

When compared to the ten largest office markets in the United States, Toronto ranks seventh in size behind New York, Washington, Houston, Chicago, Los Angeles and Dallas.

Toronto Region's Position Amongst North America's Ten Largest Office Markets - Total Supply of Office Space



Source: OFFICE NETWORK INC.

In terms of rents asked for vacant office space in the Central Business Districts, Toronto ranks ninth among major North American centres.

Average Asking Rents for Vacant Space in the Central Business Districts of Major North American Centres, December 1984

Average Asking Rent as for Vacant Space in the Central Business Districts Major North American Centres, December 1984

City	($/sq.m.)	($/sq.ft.)
New York	614.40	57.08
San Francisco	444.87	41.33
Boston	421.08	39.12
Los Angeles	401.82	37.33
Washington	390.41	36.27
Houston	347.03	32.24
Denver	315.71	29.33
Dallas	292.24	27.15
Toronto	279.43	25.96
Chicago	272.65	25.33
Atlanta	254.89	23.68

All values reported in Canadian dollars ($1.00 Cdn. = $0.75 US)

Source: Office Network Inc.

Office market conditions in the United States have exhibited an historical tendency to lead conditions in the Toronto office market by about six months to a year. Analysis of U.S. office market trends over 1984 revealed:

- The demand for additional space was quite strong, particularly in the latter part of 1984.
- Vacancy rates in the U.S. fell by a full percentage point and were accompanied by a 6.1% increase in rental rates over 1983 levels.
- These trends have led to a cautiously optimistic approach to further supply increases by U.S. lenders and developers. The total amount of office space under construction in major U.S. metropolitan areas has grown by 11% over 1983 levels.

For more information contact Steve Dynes
at 416/947-7185.

Office Monitor '85

City of Toronto Planning and Development Department
Research and Information Section
Stephen G. McLaughlin, Commissioner May 1985

Statistics

NOTE:

FOR PRECISE STATUS OF PROPOSED AND APPROVED PROJECTS ILLUSTRATED ON REFERENCE MAPS 3, 4, 5 AND 6 PLEASE REFER TO DETAILED TABLES. TABLES INDICATE OFFICIAL STATUS OF OFFICE PROJECTS AS OF JANUARY 1, 1985.

(See Figure 1 for explanation of stages in development monitoring process.)

INTRODUCTION

Office Monitor 85 - Statistics contains detailed tables and maps and is aimed at the technical user. A second report entitled "Office Monitor 85" will be available shortly; this is a concise interpretive report, with heavy emphasis on graphic content, and aimed at the the general reader.

Taken together the two reports provide a detailed and comprehensive picture of office development and the Toronto office market during 1984.

Additional copies of reports in the Office Monitor series can be obtained from:

The City of Toronto
Resource Centre
1st. floor, New City Hall
Toronto, Ontario M5H 2N2
(416) 947-7410

For further information call Research and Information staff at (416) 947-7185 (ask for Steve Dynes or Peter Harrison).

NOTES

- All office floor areas in this document are gross office floor areas. "Gross office floor area" is the aggregate of the areas of each floor used for office purposes, above and below grade, measured between the exterior faces of each building or structure.

- For the purposes of this report:

  - "Residual Central Core" refers to that portion of the Central Core which lies outside the Financial District and H.D.M.C.R. Areas.

  - "Outer Central Area" refers to that portion of the Central Area which lies outside the Central Core.

  - "Outer City" refers to that portion of the City which lies outside the Central Area.

- Maps 3-6 correspond to Tables 13-17, but show only those projects containing 5 000 square metres or more of office space; tables and maps use the same index numbers for each project.

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Map 6 Demolition - 1985 Core Area (Reference Number, Location and Stage of Construction)

HOW TO USE THE TABLES AND MAPS
CONSTRUCTION, ALTERATION AND DEMOLITION SECTIONS

Office projects less than 5 000 square metres are not mapped.

Use the following procedure to cross-reference office projects by location and size.

CONSTRUCTION

Table 13 Size of project, street address and reference number

Map 3 Reference number, location, stage of construction and proportionate size of project

ALTERATION

Table 15 Size of project, street address and reference number

Map 4 Reference number, location and stage of construction (Central Core only)

Map 5 Reference number, location and stage of construction (Rest of City only)

DEMOLITION

Table 17 Size of project, street address and reference number

Map 6 Reference number, location and stage of construction (Central Core only)

To compare known convenience name or names to the street address, see:

NEW CONSTRUCTION - Table 14

ALTERATION - Table 16

Note: There are no convenience names for demolition projects

OVERVIEW

CONTEXT MAPS AND SUMMARY TABLES

Figure 1

STAGES IN MONITORING DEVELOPMENT*

STAGE 1: APPLICATIONS FOR COUNCIL APPROVAL

Any applicant with a development proposal which does not comply with the zoning by-law or which falls within a Development Review area must first apply to City Council for approval before an application for a building permit can be granted.

PROJECTS REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 2: COUNCIL APPROVAL

Upon review of the applicant's proposal by the departments involved, a report is compiled and forwarded to City Council and its Committees. This report contains the recommendations of staff upon which Council finally bases its decision to approve or refuse a rezoning, and whether or not to enter into a development agreement. Approval, if given, may be conditional on significant changes to the proposal.

STAGE 3: PERMIT APPLICATION

Once Council approval is granted, the applicant may submit final plans for approval to the Buildings and Inspection Department in the form of a permit application. Projects which initially comply with the zoning by-law and are outside Development Review areas enter the monitoring system for the first time at this point.

PROJECTS NOT REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 4: ISSUANCE OF A PERMIT

Provided that the project satisfies the Building Code, fire safety requirements and the zoning by-law, a permit is issued. The permit gives the developer the right to begin work on the project within six months of date of issue.

STAGE 5: WORK STARTED BUT NOT COMPLETED

Upon issuance of a permit the developer may commence work immediately on the site of the proposed development. In some instances, work starts are delayed or even cancelled due to unforeseen circumstances encountered by the developer.

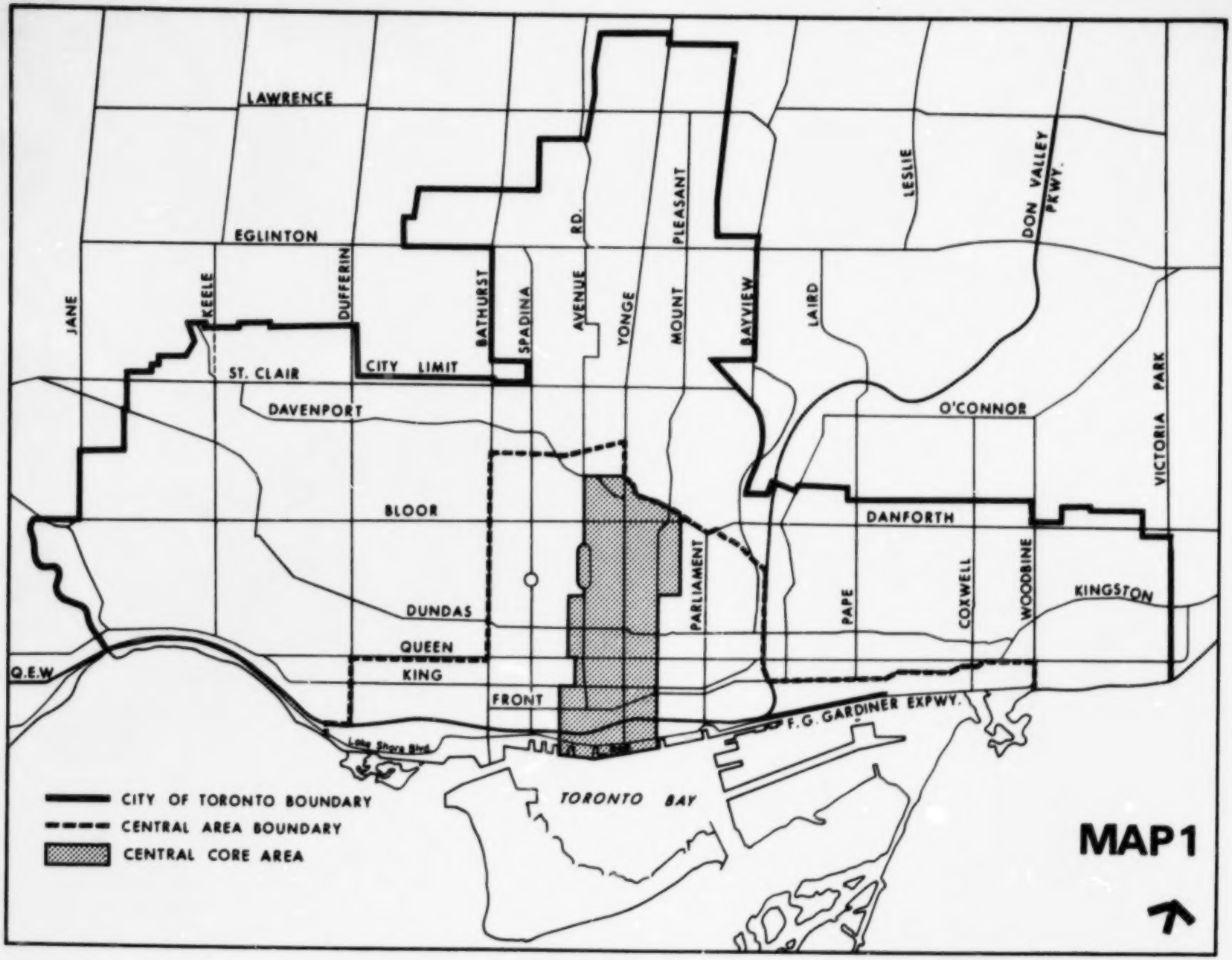
STAGE 6: READY FOR OCCUPANCY

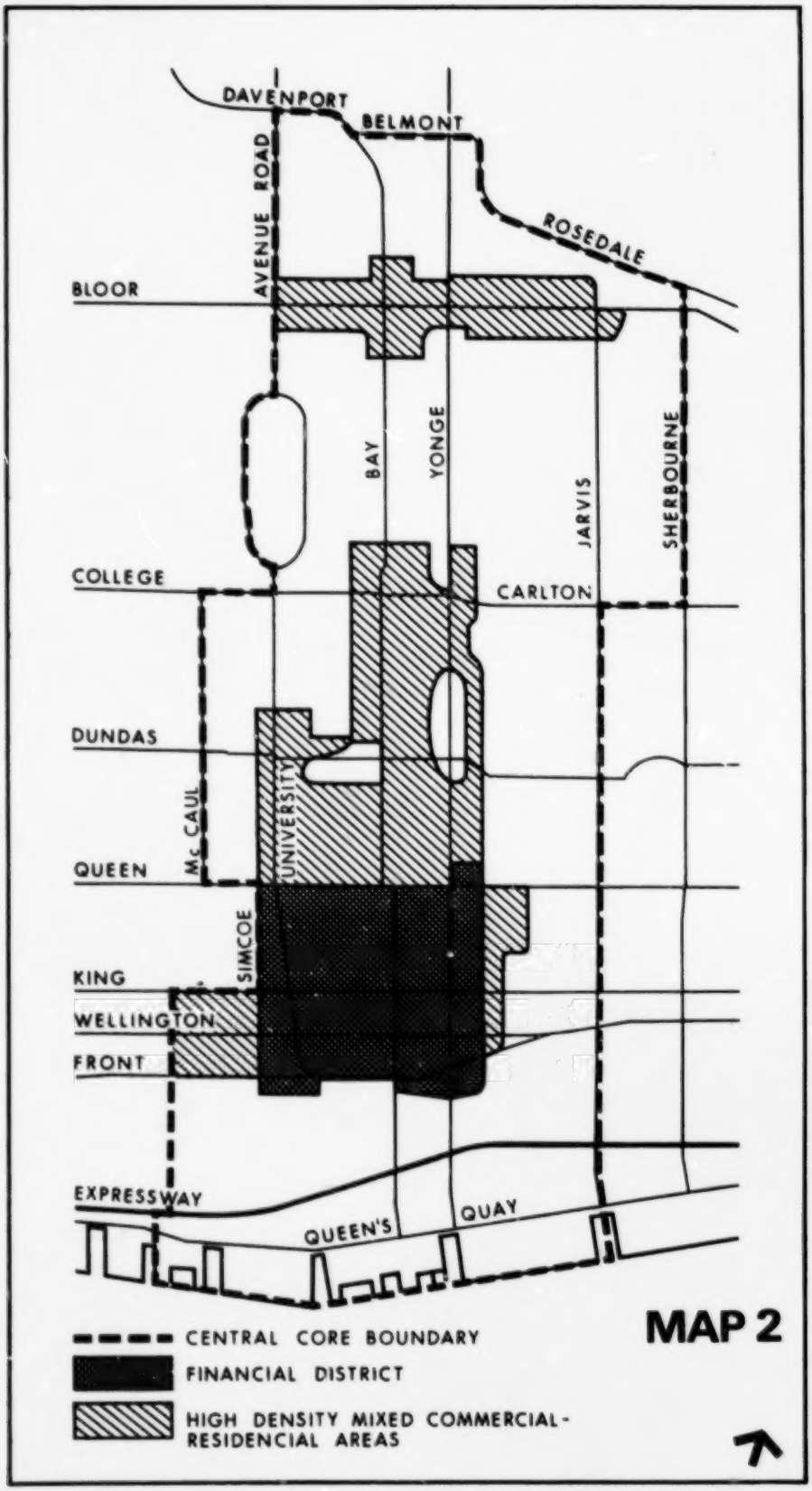
A structure is classified as ready for occupancy once notification has been received from the Fire Department that the proposal has met all fire safety regulations/requirements or once a field inspection has determined that the structure is wholly or partially occupied.

STAGE 7: WORK COMPLETED

Once field inspection has determined that work on a site is completed, the project has reached the seventh and final stage in the Development Control Process. The current building stock is now either credited or debited the amount of gross floor area in the project.

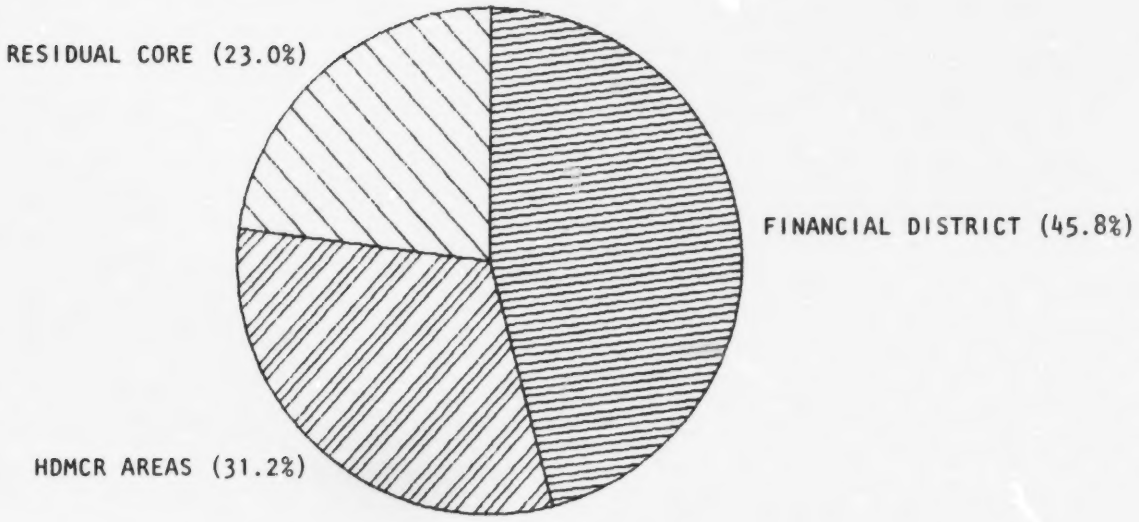
* DEVELOPMENT RELATES TO CONSTRUCTION, DEMOLITION AND ALTERATION ACTIVITY


LAWRENCE
EGLINTON
ST. CLAIR
DAVENPORT
BLOOR
DUNDAS
QUEEN
KING
FRONT
JANE
KEELE
DUFFERIN
CITY LIMIT
BATHURST
SPADINA
AVENUE RD.
YONGE
MOUNT PLEASANT
BAYVIEW
LAIRD
LESLIE
DON VALLEY PKWY.
VICTORIA PARK
O'CONNOR
DANFORTH
PARLIAMENT
PAPE
COXWELL
WOODBINE
KINGSTON
Q.E.W
F.G. GARDINER EXPWY.
Lake Shore Blvd.
TORONTO BAY
CITY OF TORONTO BOUNDARY
CENTRAL AREA BOUNDARY
CENTRAL CORE AREA
MAP1


DAVENPORT
BELMONT
AVENUE ROAD
ROSEDALE
BLOOR
BAY
YONGE
JARVIS
SHERBOURNE
COLLEGE
CARLTON
DUNDAS
UNIVERSITY
Mc CAUL
QUEEN
SIMCOE
KING
WELLINGTON
FRONT
EXPRESSWAY
QUEEN'S
QUAY
CENTRAL CORE BOUNDARY
FINANCIAL DISTRICT
HIGH DENSITY MIXED COMMERCIAL-RESIDENCIAL AREAS
MAP 2

OFFICE SPACE COMPLETED AS OF JANUARY 1st, 1985

SUB-AREAS OF THE CENTRAL CORE



Note: Total Office Space in the Central Core as of January 1st, 1985
- 5 729 500 Square Metres

TABLE 1 :

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE CENTRAL CORE, 1976-1984

YEAR	EXISTING BASE (AS OF JAN. 1 FOR THE YEAR SPECIFIED)	STAGES 6 AND 7	STAGE 5	STAGES 1 AND 4	TOTAL OF STAGES 1-7
1976	4 263 300	227 900	356 600	419 800	1 004 300
1977	4 491 200	215 800	291 800	447 200	954 100
1978	4 707 000	13 300	207 500	391 000	611 800
1979	4 720 300	27 700	251 600	598 000	877 300
1980	4 748 000	83 300	470 500	612 700	1 166 500
1981	4 831 300	129 700	638 100	528 300	1 296 100
1982	4 961 000	199 200	472 700	781 600	1 453 500
1983	5 160 200	325 400	298 300	742 200	1 365 800
1984	5 485 600	243 900	81 200	923 900	1 249 000

Note : All figures are rounded to the nearest 100 square metres.

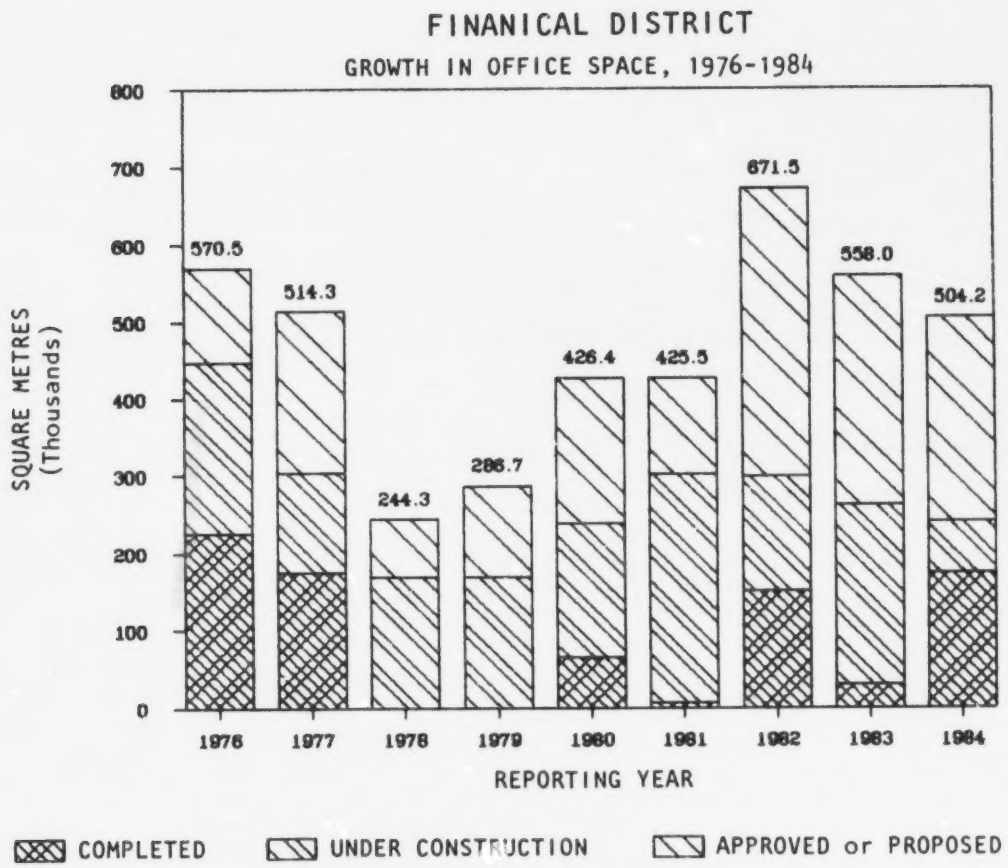


TABLE 2 :

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE FINANCIAL DISTRICT, 1976 - 1984

YEAR	EXISTING BASE (AS OF JAN. 1 FOR THE YEAR SPECIFIED)	STAGES 6 AND 7	STAGE 5	STAGES 1 AND 4	TOTAL OF STAGES 1-7
1976	1 798 100	226 100	222 000	122 400	570 500
1977	2 024 200	175 700	128 600	210 000	514 300
1978	2 199 900	0	169 300	75 000	244 300
1979	2 199 900	0	168 500	118 200	286 700
1980	2 199 900	65 400	172 200	188 800	426 400
1981	2 265 300	6 800	295 000	123 700	425 500
1982	2 272 100	150 300	147 500	373 700	671 500
1983	2 422 400	30 200	231 300	296 500	558 000
1984	2 452 600	173 500	65 700	265 000	504 200

Note : All figures are rounded to the nearest 100 square metres.

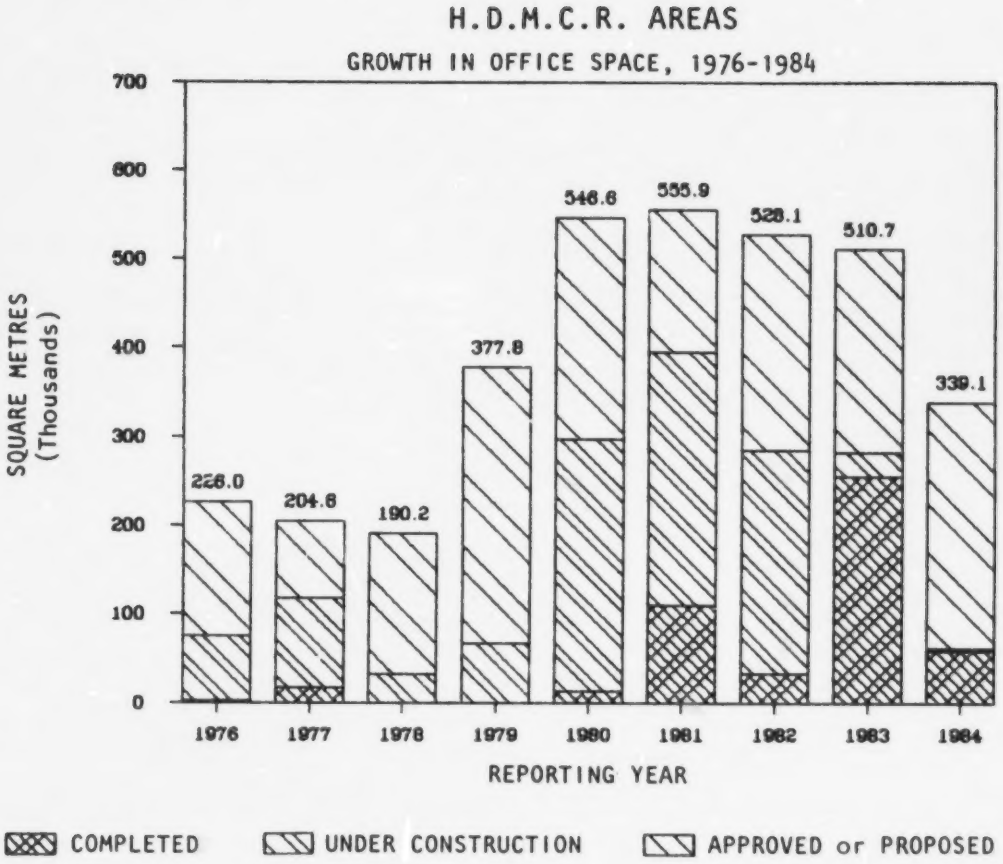


TABLE 3 :

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS, 1976 - 1984

YEAR	EXISTING BASE (AS OF JAN. 1 FOR THE YEAR SPECIFIED)	STAGES 6 AND 7	STAGE 5	STAGES 1 AND 4	TOTAL OF STAGES 1-7
1976	1 302 800	1 300	73 800	150 900	226 000
1977	1 304 100	16 700	101 000	86 900	204 600
1978	1 320 000	-800	33 100	157 900	190 200
1979	1 320 000	-2 900	70 100	310 600	377 800
1980	1 317 100	12 800	284 500	249 300	546 600
1981	1 329 900	110 400	285 000	160 500	555 900
1982	1 440 300	33 400	251 600	243 100	528 100
1983	1 473 700	255 000	27 700	228 000	510 700
1984	1 728 700	57 700	3 800	277 600	339 100

Note : All figures are rounded to the nearest 100 square metres.

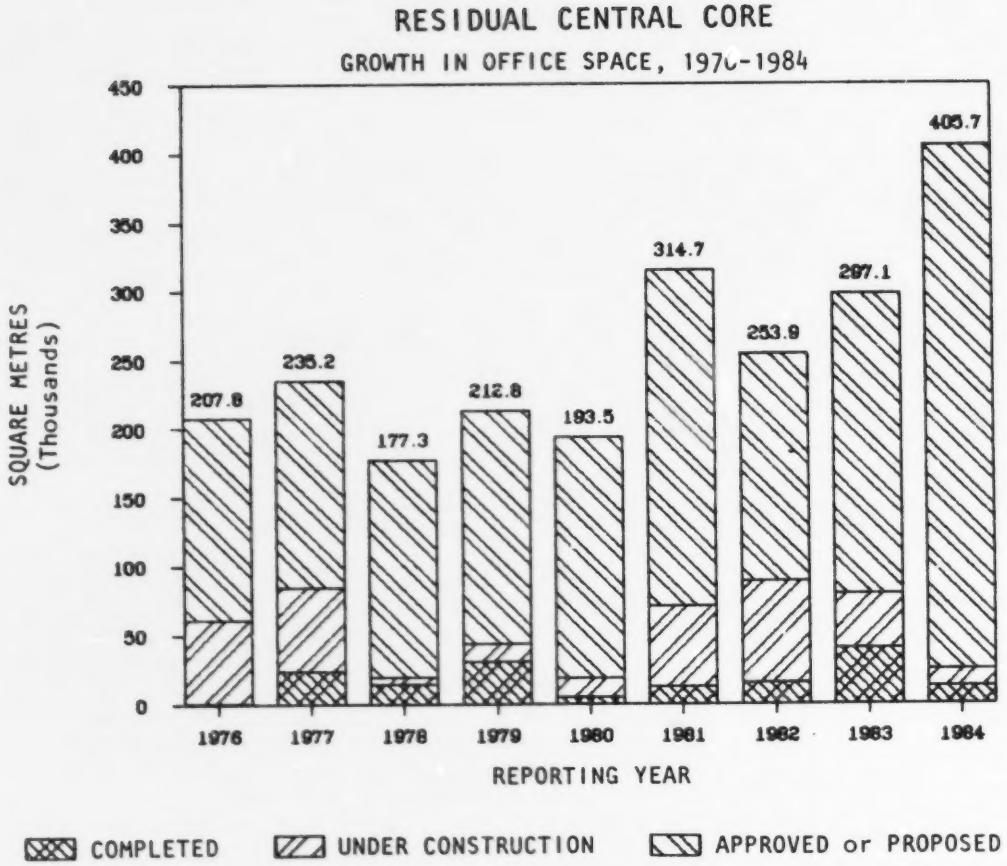


TABLE 4 :

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE RESIDUAL CENTRAL CORE, 1976 - 1984

YEAR	EXISTING BASE (AS OF JAN. 1 FOR THE YEAR SPECIFIED)	STAGES 6 AND 7	STAGE 5	STAGES 1 AND 4	TOTAL OF STAGES 1-7
1976	1 162 400	500	60 800	146 500	207 800
1977	1 162 900	23 400	61 500	150 300	235 200
1978	1 186 300	14 100	5 100	158 100	177 300
1979	1 200 400	30 600	13 000	169 200	212 800
1980	1 231 000	5 100	13 800	174 600	193 500
1981	1 236 100	12 500	58 100	244 100	314 700
1982	1 248 600	15 500	73 600	164 800	253 900
1983	1 264 100	40 200	39 300	217 700	297 100
1984	1 304 300	12 700	11 700	381 300	405 700

Note : All figures are rounded to the nearest 100 square metres.

TABLE 5 : OFFICE SPACE STATUS - FINANCIAL DISTRICT

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	18 952		49 776	68 728
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	53 165		28 566	81 731
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985	145 795			145 795
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985		-31 242		-31 242
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	71 016	-16 893	11 561	65 684
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	188 289	-16 208	1 414	173 495

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	-15 400

TABLE 6 : OFFICE SPACE STATUS - HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	38 085		5 471	43 556
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	225 325	-144	8 669	233 850
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985				0
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	336	-228	62	170
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	63		3 715	3 778
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	59 339	-1 364	-232	57 743

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	25 451

TABLE 7 : OFFICE SPACE STATUS - RESIDUAL CENTRAL CORE

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	189 492	-310	34 698	223 880
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	155 623		2 904	158 527
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985			103	103
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	212	-3 536	2 120	-1 204
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	11 502	-4 343	4 529	11 688
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	10 058	-717	3 368	12 709

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	5 403

TABLE 8 : OFFICE SPACE STATUS - OUTER CENTRAL AREA

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	32 736	-454	-1 927	30 355
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	38 977		-1 848	37 129
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985	48		476	524
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	4 342	-843	12 586	16 085
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	40 396	-3 257	-3 601	33 538
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	4 745	-481	9 754	14 018

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	51 920

TABLE 9 : OFFICE SPACE STATUS - OUTER CITY

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	79 557	-192	4 932	84 297
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	47 891		20 292	68 183
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985		-125		-125
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	38 144	-3 613	2 013	36 544
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	27 105	-2 113	4 687	29 679
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	21 267	-2 855	5 267	23 679

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	42 918

TABLE 10 : OFFICE SPACE STATUS - CENTRAL CORE

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	246 529	-310	89 945	336 164
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	434 113	-144	40 139	474 108
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985	145 795		103	145 898
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	548	-35 006	2 182	-32 276
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	82 581	-21 236	19 805	81 150
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	257 686	-18 289	4 550	243 947

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	15 454

TABLE 11 : OFFICE SPACE STATUS - CENTRAL AREA

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	279 265	-764	88 018	366 519
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	473 090	-144	38 291	511 237
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985	145 843		579	146 422
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	4 890	-35 849	14 768	-16 191
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	122 977	-24 493	16 204	114 688
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	262 431	-18 770	14 304	257 965

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	67 374

TABLE 12 : OFFICE SPACE STATUS - CITY OF TORONTO

	OFFICE FLOOR SPACE (M2) CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL AS OF JANUARY 1, 1985	358 822	-956	92 950	450 816
STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT AS OF JANUARY 1, 1985	520 981	-144	58 583	579 420
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED AS OF JANUARY 1, 1985	145 843	-125	579	146 297
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED AS OF JANUARY 1, 1985	43 034	-39 462	16 781	20 353
STAGE 5 WORK STARTED BUT NOT YET COMPLETED AS OF JANUARY 1, 1985	150 082	-26 606	20 891	144 367
STAGE 6 & 7 READY FOR OCCUPANCY IN 1984 AND/OR WORK COMPLETED IN 1984	283 698	-21 625	19 571	281 644

PERMITS ISSUED IN 1984 (OFFICE FLOOR AREA (M2))	110 292

CONSTRUCTION - 1985

OFFICE PROJECTS PROPOSED, STARTED AND COMPLETED

AS OF JANUARY 1, 1985

TABLE 13 :

OFFICE MONITOR 85 - STATUS OF OFFICE CONSTRUCTION PROJECTS
AS OF JANUARY 1, 1985

NUMBER	MUNICIPAL ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
* 1	10 ADELAIDE ST E	FINANCIAL	15148	1
2	90 ADELAIDE ST W	FINANCIAL	3382	6
3	502 ADELAIDE ST W	OUTER C.A.	69	4
4	309 AUGUSTA AV	OUTER C.A.	440	2
* 5	46 AVENUE RD	OUTER C.A.	5203	2
6	66 AVENUE RD	OUTER C.A.	1751	5
7	49 BALDWIN ST	OUTER C.A.	103	1
8	51 BALDWIN ST	OUTER C.A.	105	1
9	22 BALLIOL ST	OUTER CITY	1885	1
10	1352 BATHURST ST	OUTER CITY	497	2
* 11	10 BAY ST	RESIDUAL	44362	2
12	560 BAY ST	H.D.M.C.R.	4895	2
* 13	595 BAY ST	H.D.M.C.R.	30938	6
* 14	655 BAY ST	H.D.M.C.R.	27551	2
* 15	720 BAY ST	H.D.M.C.R.	19017	2
* 16	991 BAY ST	RESIDUAL	17787	1
17	1025 BAY ST	RESIDUAL	1858	2
18	1331 BAY ST	RESIDUAL	1585	5
19	300 BAYVIEW AV	OUTER C.A.	314	6
20	14 BIRCH AV	OUTER CITY	50	6
* 21	280 BLOOR ST W	OUTER C.A.	12268	2
22	532 BLOOR ST W	OUTER C.A.	811	4
23	821 BLOOR ST W	OUTER CITY	85	5
24	821 A BLOOR ST W	OUTER CITY	82	5
25	823 BLOOR ST W	OUTER CITY	82	5
26	823 A BLOOR ST W	OUTER CITY	82	5
27	825 BLOOR ST W	OUTER CITY	82	5
28	825 A BLOOR ST W	OUTER CITY	82	5
29	827 BLOOR ST W	OUTER CITY	82	5
30	827 A BLOOR ST W	OUTER CITY	84	5
31	875 BLOOR ST W	OUTER CITY	122	7
32	909 BLOOR ST W	OUTER CITY	50	7
33	2100 BLOOR ST W	OUTER CITY	553	1
34	9 BONAR PL	OUTER CITY	133	7
35	30 BOOTH AV	OUTER C.A.	300	6
36	267 BROADVIEW AV	OUTER CITY	73	7
37	273 BROADVIEW AV	OUTER CITY	72	7
38	855 BROADVIEW AV	OUTER CITY	1587	4
39	160 BROADWAY AV	OUTER CITY	80	7
40	2 CAREY RD	OUTER CITY	56	7

NOTES:
1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 3.

TABLE 13 : OFFICE CONSTRUCTION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
* 41	21	CARLTON ST	RESIDUAL	18545	2
42	27	CARLTON ST	RESIDUAL	2087	2
* 43	130	CARLTON ST	RESIDUAL	5625	6
44	100	CAVELL AV	OUTER C.A.	119	1
45	324	CHERRY ST	OUTER C.A.	112	5
46	380	CHURCH ST	RESIDUAL	3890	2
* 47	40	COLLEGE ST	H.D.M.C.R.	27857	1
48	616	COLLEGE ST	OUTER CITY	3152	2
49	50	CORNWALL ST	OUTER C.A.	321	5
50	443	COXWELL AV	OUTER CITY	52	7
51	25	DALHOUSIE ST	RESIDUAL	3830	2
52	17	DAVENPORT RD	RESIDUAL	418	2
53	101	DAVENPORT RD	RESIDUAL	3566	5
54	217	DAVENPORT RD	RESIDUAL	3500	2
55	805	DAVENPORT RD	OUTER CITY	918	6
* 56	325	DUFFERIN ST	OUTER C.A.	12794	2
57	412	DUNDAS ST W	OUTER C.A.	260	7
58	417	DUNDAS ST W	OUTER C.A.	1410	6
59	442	DUNDAS ST W	OUTER C.A.	153	2
60	453	DUNDAS ST W	OUTER C.A.	128	1
61	463	DUNDAS ST W	OUTER C.A.	555	7
62	650	DUPONT ST	OUTER CITY	1136	5
63	123	EDWARD ST	H.D.M.C.R.	63	5
* 64	1	EGLINTON AV E	OUTER CITY	12617	4
* 65	40	EGLINTON AV E	OUTER CITY	8248	5
* 66	75	EGLINTON AV E	OUTER CITY	6901	5
* 67	85	EGLINTON AV E	OUTER CITY	10648	1
68	160	EGLINTON AV E	OUTER CITY	4500	4
* 69	265	EGLINTON AV E	OUTER CITY	10223	2
70	75	EGLINTON AV W	OUTER CITY	2469	1
71	118	EGLINTON AV W	OUTER CITY	3448	7
72	124	EGLINTON AV W	OUTER CITY	3814	1
73	12	ELM ST	H.D.M.C.R.	863	2
74	175	ELM ST	RESIDUAL	70	6
75	70	ELMSTHORPE AV	OUTER CITY	1872	4
76	10	ERNEST AV	OUTER CITY	662	1
77	13	FLORENCE ST	OUTER CITY	134	7
78	98	FRONT ST E	OUTER C.A.	321	2
79	120	FRONT ST E	OUTER C.A.	1254	2
* 80	255	FRONT ST W	H.D.M.C.R.	27134	6
* 81	325	FRONT ST W	OUTER C.A.	38212	5
* 82	325	FRONT ST W	OUTER C.A.	8391	1
83	105	GERRARD ST E	RESIDUAL	2770	1

NOTES:

1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 3.

TABLE 13 : OFFICE CONSTRUCTION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
84	33	GERRARD ST W	H.D.M.C.R.	625	2
* 85	43	GERRARD ST W	H.D.M.C.R.	32783	2
86	81	GRENVILLE ST	H.D.M.C.R.	4449	1
87	83	GRENVILLE ST	H.D.M.C.R.	2984	1
* 88	20	HARBOUR ST	RESIDUAL	118400	1
* 89	60	HARBOUR ST	RESIDUAL	47400	1
90	30	HAZELTON AV	RESIDUAL	102	5
91	128	HAZELTON AV	RESIDUAL	543	1
92	60	HURON ST	OUTER C.A.	149	4
93	72	HURON ST	OUTER C.A.	82	4
94	74	HURON ST	OUTER C.A.	74	4
95	310	JARVIS ST	RESIDUAL	382	2
* 96	101	KING ST E	RESIDUAL	6372	2
* 97	34	KING ST W	FINANCIAL	145795	3
* 98	121	KING ST W	FINANCIAL	45819	5
* 99	150	KING ST W	FINANCIAL	52422	6
*100	200	KING ST W	FINANCIAL	43548	6
*101	214	KING ST W	OUTER C.A.	5940	1
*102	255	KING ST W	H.D.M.C.R.	105423	2
103	323	KING ST W	OUTER C.A.	483	2
104	395	KING ST W	OUTER C.A.	4613	1
*105	680	KING ST W	OUTER C.A.	5895	2
106	82	LOMBARD ST	RESIDUAL	212	4
107	16	MADISON AV	OUTER C.A.	152	1
108	37	MADISON AV	OUTER C.A.	324	1
109	5	MC GEE ST	OUTER CITY	186	2
110	38	MC GEE ST	OUTER CITY	148	1
*111	35	MERTON ST	OUTER CITY	28450	1
*112	117	MERTON ST	OUTER CITY	18319	1
*113	130	MERTON ST	OUTER CITY	5041	5
114	194	MERTON ST	OUTER CITY	3597	6
115	540	MOUNT PLEASANT RD	OUTER CITY	201	4
116	408	ONTARIO ST	OUTER C.A.	68	4
117	137	OSSINGTON AV	OUTER CITY	230	5
118	426	OSSINGTON AV	OUTER CITY	130	7
119	511	PARKSIDE DR	OUTER CITY	2126	1
120	8	PRICE ST	OUTER CITY	1317	6
121	35	PRINCE ARTHUR AV	OUTER C.A.	528	4
122	37	PRINCE ARTHUR AV	OUTER C.A.	50	4
123	39	PRINCE ARTHUR AV	OUTER C.A.	295	1
*124	61	QUEEN ST E	H.D.M.C.R.	5834	2
125	423	QUEEN ST E	OUTER C.A.	72	4
126	2351	QUEEN ST E	OUTER CITY	94	7

NOTES:

1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 3.

TABLE 13 : OFFICE CONSTRUCTION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
127	130 QUEEN ST W	H.D.M.C.R.	336	4
128	174 QUEEN ST W	RESIDUAL	265	1
129	423 QUEEN ST W	OUTER C.A.	366	1
130	425 QUEEN ST W	OUTER C.A.	417	1
131	455 QUEEN ST W	OUTER C.A.	144	7
132	930 QUEEN ST W	OUTER CITY	183	6
133	259 QUEENS QUAY E	OUTER C.A.	99	1
*134	50 QUEENS QUAY W	RESIDUAL	39744	2
*135	20 RICHMOND ST E	FINANCIAL	35467	2
136	19 RICHMOND ST W	FINANCIAL	2607	2
137	555 RICHMOND ST W	OUTER C.A.	582	1
138	90 SHUTER ST	RESIDUAL	107	5
*139	53 SIMCOE ST	FINANCIAL	15091	2
140	60 SIMCOE ST	H.D.M.C.R.	1267	7
*141	190 SIMCOE ST	RESIDUAL	14764	2
142	30 SOUDAN AV	OUTER CITY	2987	7
143	283 SPADINA AV	OUTER C.A.	166	2
144	290 SPADINA AV	OUTER C.A.	893	1
145	301 SPADINA AV	OUTER C.A.	363	1
146	302 SPADINA AV	OUTER C.A.	2439	4
147	10 SPADINA AV EXT (TEMP)	OUTER C.A.	4815	1
148	27 ST ANDREW ST	OUTER C.A.	125	1
149	50 ST CLAIR AV E	OUTER CITY	515	1
150	65 ST CLAIR AV E	OUTER CITY	4248	6
*151	30 ST CLAIR AV W	OUTER CITY	15900	4
152	1223 ST CLAIR AV W	OUTER CITY	526	7
153	1241 ST CLAIR AV W	OUTER CITY	780	6
154	141 ST GEORGE ST	OUTER C.A.	355	7
155	30 ST PATRICK ST	RESIDUAL	1827	1
156	52 A ST PATRICK ST	RESIDUAL	100	1
157	54 ST PATRICK ST	RESIDUAL	100	1
158	200 ST PATRICK ST	RESIDUAL	408	5
159	149 STRACHAN AV	OUTER C.A.	158	7
*160	323 SYMINGTON AV	OUTER CITY	5223	1
161	330 SYMINGTON AV	OUTER CITY	3694	1
162	2 TECUMSETH ST	OUTER C.A.	158	7
163	56 TEMPERANCE ST	FINANCIAL	3406	7
164	45 THE ESPLANADE	RESIDUAL	128	2
*165	75 THE ESPLANADE	RESIDUAL	11322	2
166	10 TORONTO ST	H.D.M.C.R.	352	2
*167	1 UNIVERSITY AV	FINANCIAL	25197	5
*168	70 UNIVERSITY AV	FINANCIAL	20802	6
169	361 UNIVERSITY AV	H.D.M.C.R.	2795	1

NOTES:

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2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 3.

TABLE 13 : OFFICE CONSTRUCTION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
*170	525	UNIVERSITY AV	H.D.M.C.R.	17217	2
171	600	VICTORIA PARK AV	OUTER CITY	173	7
172	15	WELLESLEY ST E	RESIDUAL	298	1
173	65	WELLESLEY ST E	RESIDUAL	4169	7
*174	79	WELLINGTON ST W	FINANCIAL	64515	6
175	145	WELLINGTON ST W	FINANCIAL	3223	1
176	443	WELLINGTON ST W	OUTER C.A.	4823	1
177	571	WELLINGTON ST W	OUTER C.A.	91	7
178	573	WELLINGTON ST W	OUTER C.A.	89	7
179	575	WELLINGTON ST W	OUTER C.A.	89	7
180	577	WELLINGTON ST W	OUTER C.A.	89	7
181	579	WELLINGTON ST W	OUTER C.A.	89	7
182	7	WOODFIELD RD	OUTER C.A.	590	7
183	133	YONGE ST	FINANCIAL	214	7
*184	441	YONGE ST	H.D.M.C.R.	10765	2
185	644	YONGE ST	RESIDUAL	178	7
186	729	YONGE ST	RESIDUAL	4421	2
*187	900	YONGE ST	RESIDUAL	5734	5
*188	1133	YONGE ST	OUTER CITY	5721	2
189	1155	YONGE ST	OUTER CITY	4581	5
*190	1800	YONGE ST	OUTER CITY	16597	2
191	1978	YONGE ST	OUTER CITY	128	6
192	2026	YONGE ST	OUTER CITY	1878	6
193	2339	YONGE ST	OUTER CITY	1443	4
*194	2339	YONGE ST	OUTER CITY	11148	2
195	2665	YONGE ST	OUTER CITY	367	2
196	2900	YONGE ST	OUTER CITY	240	5
197	3420	YONGE ST	OUTER CITY	189	1
198	164	YORK ST	FINANCIAL	581	1

NOTES:

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TABLE 14 :

OFFICE MONITOR 85 - CONVENIENCE NAMES - OFFICE CONSTRUCTION PROJECTS AS OF JANUARY 1, 1985

NUMBER	CONVENIENCE NAME	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
13*	ATRIUM ON BAY (595 BAY ST.)	H.D.M.C.R	30938	6
18	BAY-DAVENPORT PROJECT (1331 BAY ST.)	RESIDUAL	1585	5
12	BAY ST., 560-566 (560 BAY ST.)	H.D.M.C.R.	4895	2
17	BAY ST., 1009-1029 (1025 BAY ST.)	RESIDUAL	1858	2
141*	CANADA LIFE (190 SIMCOE ST.)	RESIDUAL	14764	2
84	CHELSEA INN (33 GERRARD ST.W.)	H.D.M.C.R.	625	2
53	COLLEGE OF NURSES (101 DAVENPORT RD.)	RESIDUAL	3566	5
135*	CONFEDERATION SQ.-PHASE 2 (20 RICHMOND ST. E.)	FINANCIAL	35467	2
80*	CONVENTION CENTRE (255 FRONT ST. W.)	H.D.M.C.R.	27314	6
190*	DAVISVILLE CENTRE (1800 YONGE ST.)	OUTER CITY	16597	2
102*	DOWNTOWN WEST (255 KING ST. W.)	H.D.M.C.R.	105423	2
83	GERRARD/JARVIS, S/W (105 GERRARD ST.E.)	RESIDUAL	2770	1
105*	KING SQUARE (680 KING ST. W.)	OUTER C.A.	5895	2
102*	MARATHON BLOCK B (255 KING ST. W.)	H.D.M.C.R.	105423	2
21*	MEDICAL ART SITE (280 BLOOR ST. W.)	OUTER C.A.	12268	2
97*	NOVA SCOTIA, BANK OF (34 KING ST. W.)	FINANCIAL	145795	3
79	OLDE YORK PLACE - PHASE 2 (120 FRONT ST. E.)	OUTER C.A.	1254	2
64*	ONE EGLINTON AV. E. (1 EGLINTON AV. E.)	OUTER CITY	12617	4
167*	ONE UNIVERSITY AV. (1 UNIVERSITY AV.)	FINANCIAL	25197	5
51	QUEEN/MUTUAL/SHUTER/ DALHOUSIE STREETS (25 DALHOUSIE ST.)	RESIDUAL	3830	2

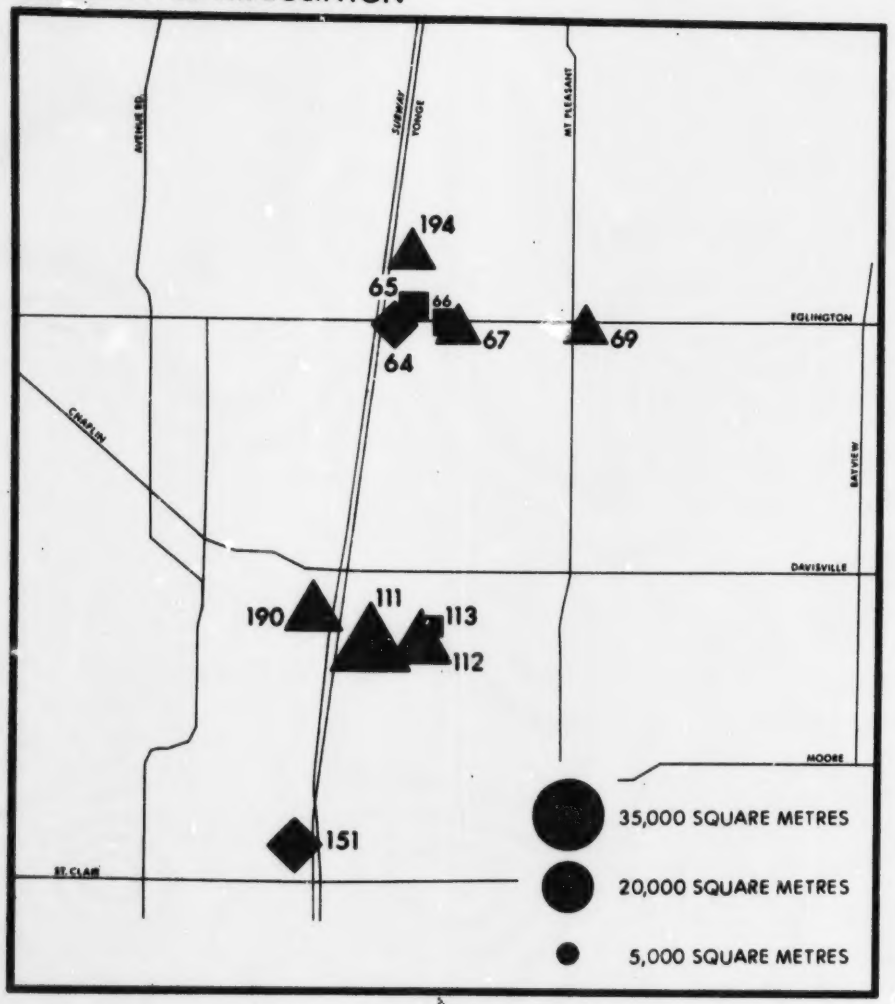
* PROJECTS FLAGGED WITH AN ASTERISK ARE DISPLAYED ON MAP 3.

TABLE 14 : CONVENIENCE NAMES (CONTINUED)

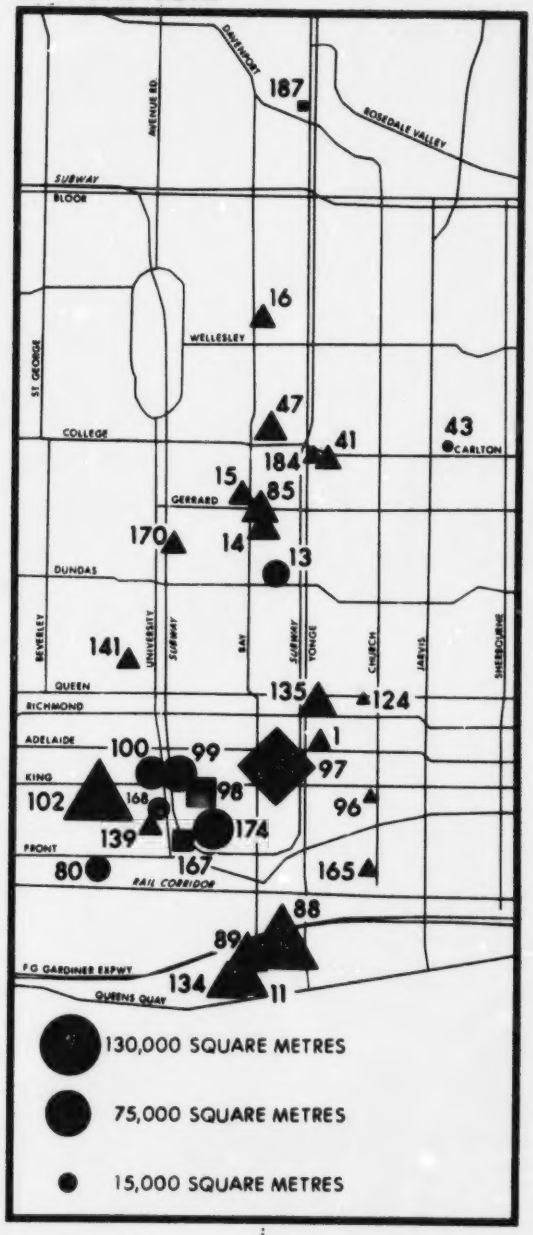
NUMBER	CONVENIENCE NAME	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
140	ROY THOMPSON HALL (60 SIMCOE ST.)	H.D.M.C.R.	1267	7
81*	ROYAL BANK DATA PROCESSING CENTRE PHASE 2 (325 FRONT ST. W.)	OUTER C.A.	38212	5
82*	ROYAL BANK DATA PROCESSING CENTRE PHASE 3 (325 FRONT ST. W.)	OUTER C.A.	8391	1
160*	ROYCE-DUPONT PROJECT (323 SYMINGTON AV.)	OUTER CITY	5223	1
161	ROYCE-DUPONT PROJECT (330 SYMINGTON AV.)	OUTER CITY	3694	1
98*	STANDARD LIFE ASSURANCE (121 KING ST. W.)	FINANCIAL	45819	5
99*	SUN LIFE - PHASE 1 (150 KING ST. W.)	FINANCIAL	52422	6
100*	SUN LIFE - PHASE 2 (200 KING ST. W.)	FINANCIAL	43548	6
165*	THE ESPLANADE, 75 - PART OF PHASE C1 OF ST. LAWRENCE DEVELOPMENT	RESIDUAL	11322	2
174*	T D CENTRE - FOURTH TOWER (79 WELLINGTON ST. W.)	FINANCIAL	64515	6
43*	TRIDEL PROJECT (130 CARLTON ST.)	RESIDUAL	5625	5
13*	TRIZEC-TWIGG DEVELOPMENT (595 BAY ST.)	H.D.M.C.R	30938	6
184*	YONGE ST., 437-441 (441 YONGE ST.)	H.D.M.C.R.	10765	2
187*	YONGE ST., 890-900 (900 YONGE ST.)	RESIDUAL	5734	5
135*	YONGE/RICHMOND/VICTORIA DEVELOPMENT - PHASE 2 (20 RICHMOND ST. W.)	FINANCIAL	35467	2
11*	WATERPARK PLACE (10 BAY ST.)	RESIDUAL	44362	2
134*	WATERPARK PLACE (50 QUEENS QUAY W.)	RESIDUAL	39744	2

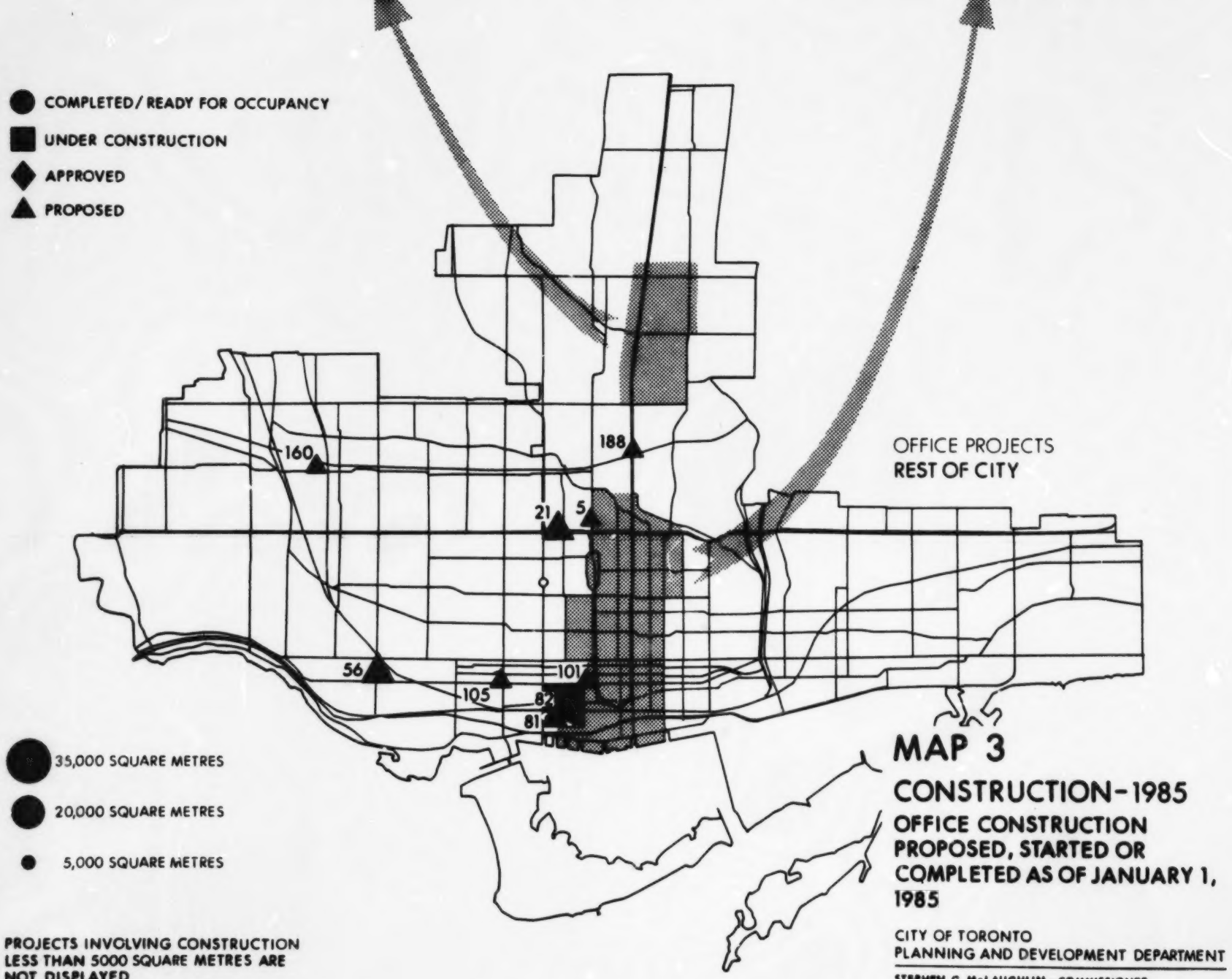
* PROJECTS FLAGGED WITH AN ASTERISK ARE DISPLAYED ON MAP 3.

OFFICE PROJECTS
YONGE-ST. CLAIR/EGLINTON



OFFICE PROJECTS
CENTRAL CORE





MAP 3

CONSTRUCTION–1985

OFFICE CONSTRUCTION PROPOSED, STARTED OR COMPLETED AS OF JANUARY 1, 1985

CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

STEPHEN G. McLAUGHLIN - COMMISSIONER

ALTERATION - 1985

OFFICE ALTERATION PROJECTS PROPOSED, STARTED AND COMPLETED

AS OF JANUARY 1, 1985

TABLE 15 :

OFFICE MONITOR 85 - OFFICE ALTERATION PROJECTS
AS OF JANUARY 1, 1985

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
* 1	39	ADELAIDE ST E	H.D.M.C.R.	8669	2
2	254	ADELAIDE ST W	OUTER C.A.	-235	7
3	19	ALVIN AV	OUTER CITY	222	1
4	23	ALVIN AV	OUTER CITY	71	1
5	41	ALVIN AV	OUTER CITY	222	1
6	58	ATLANTIC AV	OUTER C.A.	766	6
7	260	AUGUSTA AV	OUTER C.A.	-426	2
8	270	AUGUSTA AV	OUTER C.A.	102	2
9	96	AVENUE RD	OUTER C.A.	113	7
10	121	AVENUE RD	RESIDUAL	761	1
11	131	AVENUE RD	RESIDUAL	159	4
12	174	AVENUE RD	OUTER C.A.	159	1
13	297	BALLIOL ST	OUTER CITY	99	6
14	299	BALLIOL ST	OUTER CITY	99	6
15	165	BATHURST ST	OUTER C.A.	-3270	2
16	1415	BATHURST ST	OUTER CITY	725	5
17	200	BAY ST	FINANCIAL	112	7
*18	230	BAY ST	FINANCIAL	17441	1
19	372	BAY ST	FINANCIAL	-133	7
20	483	BAY ST	H.D.M.C.R.	165	7
21	174	BEDFORD RD	OUTER C.A.	-55	5
22	17	BELMONT ST	RESIDUAL	80	6
23	150	BEVERLEY ST	OUTER C.A.	-2890	5
24	186	BEVERLEY ST	OUTER C.A.	1123	5
25	14	BIRCH AV	OUTER CITY	1541	1
*26	429	BLOOR ST E	OUTER C.A.	6775	4
*27	131	BLOOR ST W	H.D.M.C.R.	5484	1
28	240	BLOOR ST W	OUTER C.A.	238	7
29	242	BLOOR ST W	OUTER C.A.	-198	7
30	691	BLOOR ST W	OUTER CITY	271	6
31	829	BLOOR ST W	OUTER CITY	-52	4
32	909	BLOOR ST W	OUTER CITY	185	4
33	965	BLOOR ST W	OUTER CITY	-119	5
34	986	BLOOR ST W	OUTER CITY	-340	7
35	1175	BLOOR ST W	OUTER CITY	147	6
36	1240	BLOOR ST W	OUTER CITY	-65	7
37	1938	BLOOR ST W	OUTER CITY	173	1
38	2445	BLOOR ST W	OUTER CITY	-136	5
39	373	BROADVIEW AV	OUTER CITY	192	7
40	674	BROADVIEW AV	OUTER CITY	-125	4

NOTES:
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TABLE 15 : ALTERATION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
41	752	BROADVIEW AV	OUTER CITY	93	6
42	2	CARLTON ST	H.D.M.C.R.	107	7
43	6	CHARLES ST E	RESIDUAL	522	2
44	193	CHURCH ST	RESIDUAL	324	7
45	197	CHURCH ST	RESIDUAL	204	6
46	240	CHURCH ST	RESIDUAL	392	7
47	471	CHURCH ST	RESIDUAL	82	2
48	485	CHURCH ST	RESIDUAL	-123	4
49	625	CHURCH ST	RESIDUAL	2333	2
50	8	CLARENCE SQ	OUTER C.A.	90	6
51	41	COLBORNE ST	RESIDUAL	-59	7
52	167	COLLEGE ST	OUTER C.A.	1423	2
53	567	COLLEGE ST	OUTER CITY	-422	7
54	859	COLLEGE ST	OUTER CITY	103	7
55	865	COLLEGE ST	OUTER CITY	-511	7
56	975	COLLEGE ST	OUTER CITY	98	7
57	1153	COLLEGE ST	OUTER CITY	-85	5
58	85	COLLIER ST	RESIDUAL	103	3
59	20	CRAIGHURST AV	OUTER CITY	279	2
60	6	CRESCENT RD	OUTER CITY	-318	5
61	95	DANFORTH AV	OUTER CITY	119	6
62	345	DANFORTH AV	OUTER CITY	216	6
63	500	DANFORTH AV	OUTER CITY	96	1
64	671	DANFORTH AV	OUTER CITY	562	7
65	690	DANFORTH AV	OUTER CITY	-261	7
66	818	DANFORTH AV	OUTER CITY	-85	5
67	842	DANFORTH AV	OUTER CITY	85	4
68	1590	DANFORTH AV	OUTER CITY	70	6
69	1630	DANFORTH AV	OUTER CITY	221	4
70	2534	DANFORTH AV	OUTER CITY	116	1
71	185	DAVENPORT RD	RESIDUAL	-281	5
72	362	DAVENPORT RD	OUTER C.A.	272	5
73	15	DE LISLE AV	OUTER CITY	569	1
74	24	DINNICK CR	OUTER CITY	95	7
75	724	DUFFERIN ST	OUTER CITY	-85	7
76	11	DUNCAN ST	OUTER C.A.	-333	7
77	358	DUNDAS ST E	OUTER CITY	74	6
78	360	DUNDAS ST E	OUTER C.A.	74	6
79	362	DUNDAS ST E	OUTER C.A.	73	6
80	421	DUNDAS ST W	OUTER C.A.	186	4
81	484	DUNDAS ST W	OUTER C.A.	-828	5
82	1465	DUNDAS ST W	OUTER CITY	101	6
83	2340	DUNDAS ST W	OUTER CITY	516	4

NOTES:

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TABLE 15 : ALTERATION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
84	113	DUPONT ST	OUTER C.A.	2149	4
85	1444	DUPONT ST	OUTER CITY	218	1
*86	123	EGLINTON AV E	OUTER CITY	19839	2
87	395	EGLINTON AV E	OUTER CITY	194	5
88	421	EGLINTON AV W	OUTER CITY	747	5
89	41	ELM ST	H.D.M.C.R.	62	4
90	629	EUCLID AV	OUTER CITY	115	1
91	692	EUCLID AV	OUTER CITY	115	1
92	92	FALCON ST	OUTER CITY	702	1
93	35	FRONT ST E	RESIDUAL	428	4
94	100	FRONT ST E	OUTER C.A.	364	5
95	145	FRONT ST E	OUTER C.A.	-1786	7
*96	1	FRONT ST W	FINANCIAL	8778	1
97	20	FRONT ST W	FINANCIAL	3737	5
98	149	FRONT ST W	FINANCIAL	-1448	2
99	376	GEORGE ST	OUTER C.A.	183	1
100	76	GERRARD ST E	RESIDUAL	448	4
101	163	GERRARD ST E	OUTER C.A.	258	5
102	169	GERRARD ST E	OUTER C.A.	528	6
103	793	GERRARD ST E	OUTER CITY	-79	5
104	1416	GERRARD ST E	OUTER CITY	101	6
105	73	HARBORD ST	OUTER C.A.	70	5
106	81	HARBORD ST	OUTER C.A.	105	7
107	95	HARBORD ST	OUTER C.A.	65	1
108	100	HARBORD ST	OUTER C.A.	186	2
109	41	HAZELTON AV	RESIDUAL	294	4
110	17	ISABELLA ST	RESIDUAL	1044	5
111	35	JACKES AV	OUTER CITY	245	1
112	131	JARVIS ST	OUTER C.A.	1489	7
113	134	JARVIS ST	RESIDUAL	125	7
*114	222	JARVIS ST	RESIDUAL	29645	1
115	256	JARVIS ST	RESIDUAL	248	7
116	404	JARVIS ST	RESIDUAL	-997	2
117	406	JARVIS ST	RESIDUAL	-239	7
118	578	JARVIS ST	RESIDUAL	-74	2
119	104	JOHN ST	OUTER C.A.	57	4
120	109	JOHN ST	OUTER C.A.	79	6
121	119	JOHN ST	OUTER C.A.	247	3
122	121	JOHN ST	OUTER C.A.	229	3
123	126	JOHN ST	OUTER C.A.	717	7
124	156	JOHN ST	OUTER C.A.	2131	4
125	179	JOHN ST	OUTER C.A.	1533	4
126	130	KENNEDY AV	OUTER CITY	127	5

NOTES:

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2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 4 (CORE AREA ONLY) & MAP 5 (REST OF CITY).

TABLE 15 : ALTERATION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
127	72 KENSINGTON AV	OUTER C.A.	73	5
128	72 KENSINGTON AV	OUTER C.A.	-72	2
129	133 KING ST E	RESIDUAL	1934	7
130	507 KING ST E	OUTER C.A.	-632	5
131	786 KING ST W	OUTER C.A.	243	6
132	1179 KING ST W	OUTER C.A.	-210	5
133	1246 KING ST W	OUTER CITY	135	1
134	1489 KING ST W	OUTER CITY	181	1
135	291 LAKE SHORE BLVD E	OUTER C.A.	-521	2
136	61 LAWTON BLVD	OUTER CITY	70	1
137	15 LOLA RD	OUTER CITY	55	5
138	46 LOWTHER AV	OUTER C.A.	140	5
139	6 MAIN ST	OUTER CITY	-66	5
140	276 MAIN ST	OUTER CITY	151	6
141	20 MAITLAND ST	RESIDUAL	157	1
142	95 MAITLAND ST	RESIDUAL	-52	2
143	53 MARIA ST	OUTER CITY	-361	5
144	64 MERTON ST	OUTER CITY	841	7
145	477 MOUNT PLEASANT RD	OUTER CITY	-657	4
146	909 MOUNT PLEASANT RD	OUTER CITY	282	6
147	939 MOUNT PLEASANT RD	OUTER CITY	120	7
148	137 OSSINGTON AV	OUTER CITY	62	5
149	32 PARK RD	RESIDUAL	174	2
150	390 PARLIAMENT ST	OUTER C.A.	325	7
151	392 PARLIAMENT ST	OUTER C.A.	157	1
152	405 PARLIAMENT ST	OUTER C.A.	-593	7
153	420 PARLIAMENT ST	OUTER C.A.	178	6
154	550 PARLIAMENT ST	OUTER C.A.	177	6
155	552 PARLIAMENT ST	OUTER C.A.	177	6
156	603 5 PARLIAMENT ST	OUTER C.A.	121	4
157	64 PEMBROKE ST	OUTER C.A.	133	1
158	41 PETER ST	OUTER C.A.	-296	1
159	84 PLEASANT BLVD	OUTER CITY	498	7
160	48 POWER ST	OUTER C.A.	251	4
161	99 QUEEN ST E	RESIDUAL	3047	1
162	129 QUEEN ST E	RESIDUAL	1574	2
163	193 QUEEN ST E	OUTER C.A.	207	1
164	207 QUEEN ST E	OUTER C.A.	111	5
165	496 QUEEN ST E	OUTER C.A.	2099	6
166	550 QUEEN ST E	OUTER C.A.	4874	6
167	754 QUEEN ST E	OUTER CITY	117	7
168	893 QUEEN ST E	OUTER CITY	102	7
169	2136 QUEEN ST E	OUTER CITY	82	1

NOTES:

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2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 4 (CORE AREA ONLY) & MAP 5 (REST OF CITY).

TABLE 15 : ALTERATION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
170	2138	QUEEN ST E	OUTER CITY	-94	4
171	269	QUEEN ST W	OUTER C.A.	-61	5
172	271	QUEEN ST W	OUTER C.A.	-81	5
173	333	QUEEN ST W	OUTER C.A.	-61	4
174	439	QUEEN ST W	OUTER C.A.	167	2
175	441	QUEEN ST W	OUTER C.A.	149	1
176	515	QUEEN ST W	OUTER C.A.	173	6
177	1257	QUEEN ST W	OUTER CITY	463	7
178	1267	QUEEN ST W	OUTER CITY	267	4
179	200	QUEENS QUAY E	OUTER C.A.	-459	1
180	111	REDPATH AV	OUTER CITY	242	6
181	411	RICHMOND ST E	OUTER C.A.	-928	5
182	472	RICHMOND ST E	OUTER C.A.	91	6
*183	1	RICHMOND ST W	FINANCIAL	7824	5
184	241	RICHMOND ST W	OUTER C.A.	234	7
185	269	RICHMOND ST W	OUTER C.A.	-295	5
186	277	RICHMOND ST W	OUTER C.A.	84	4
187	401	RICHMOND ST W	OUTER C.A.	624	4
188	676	RICHMOND ST W	OUTER C.A.	-105	4
189	14	RIPLEY AV	OUTER CITY	339	7
190	109	SCOLLARD ST	RESIDUAL	156	7
191	437	SHERBOURNE ST	OUTER C.A.	308	1
192	79	SHUTER ST	RESIDUAL	100	4
193	100	SIMCOE ST	OUTER C.A.	1636	6
194	197	SPADINA AV	OUTER C.A.	645	4
195	251	SPADINA AV	OUTER C.A.	-519	4
196	310	SPADINA AV	OUTER C.A.	-474	1
197	18	SPADINA RD	OUTER C.A.	67	7
198	271	SPADINA RD	OUTER CITY	3470	5
199	165	ST CLAIR AV W	OUTER CITY	59	6
200	1158	ST CLAIR AV W	OUTER CITY	210	4
201	1199	ST CLAIR AV W	OUTER CITY	158	6
202	1340	ST CLAIR AV W	OUTER CITY	176	6
203	1623	ST CLAIR AV W	OUTER CITY	1243	4
204	172	ST GEORGE ST	OUTER C.A.	125	4
205	176	ST GEORGE ST	OUTER C.A.	97	2
206	204	ST GEORGE ST	OUTER C.A.	-1410	4
207	217	ST GEORGE ST	OUTER C.A.	269	1
208	230	ST GEORGE ST	OUTER C.A.	493	2
209	20	ST JOSEPH ST	RESIDUAL	797	4
210	22	ST JOSEPH ST	RESIDUAL	330	1
211	9	ST NICHOLAS ST	RESIDUAL	1711	5
212	11	ST THOMAS ST	RESIDUAL	-220	5

NOTES:

1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 4 (CENTRAL CORE ONLY) & MAP 5 (REST OF CITY).

TABLE 15 : ALTERATION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
213	11 SULLIVAN ST	OUTER C.A.	-1662	7
214	7 SULTAN ST	RESIDUAL	-718	2
215	48 SUMACH ST	OUTER C.A.	108	7
216	20 THE QUEENSWAY	OUTER CITY	257	6
217	19 TORONTO ST	RESIDUAL	1772	7
218	6 TOWNSLEY ST	OUTER CITY	138	6
219	53 TRINITY ST	OUTER C.A.	-136	7
220	40 UNIVERSITY AV	FINANCIAL	-315	7
221	55 WADE AV	OUTER CITY	-190	5
222	31 WELLESLEY ST E	RESIDUAL	-942	7
223	5 WELLESLEY ST W	RESIDUAL	-734	7
*224	95 WELLINGTON ST W	FINANCIAL	30014	2
225	517 WELLINGTON ST W	OUTER C.A.	-2322	1
226	30 YONGE ST	FINANCIAL	1750	7
*227	147 YONGE ST	FINANCIAL	23557	1
228	193 YONGE ST	H.D.M.C.R.	3715	5
229	616 YONGE ST	RESIDUAL	148	1
230	618 YONGE ST	RESIDUAL	140	1
231	673 YONGE ST	RESIDUAL	146	1
232	730 YONGE ST	RESIDUAL	2287	5
233	878 YONGE ST	RESIDUAL	153	6
234	1504 YONGE ST	OUTER CITY	179	6
235	1919 A YONGE ST	OUTER CITY	128	6
236	2245 YONGE ST	OUTER CITY	58	5
237	2360 YONGE ST	OUTER CITY	87	7
238	2537 YONGE ST	OUTER CITY	180	5
239	3244 YONGE ST	OUTER CITY	117	2
240	3289 YONGE ST	OUTER CITY	289	5
241	3295 YONGE ST	OUTER CITY	152	4
242	3321 YONGE ST	OUTER CITY	100	5
243	3323 YONGE ST	OUTER CITY	100	5
244	27 YORKVILLE AV	H.D.M.C.R.	-504	7
245	119 YORKVILLE AV	RESIDUAL	343	1

NOTES:

1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 4 (CENTRAL CORE ONLY) & MAP 5 (REST OF CITY).

TABLE 16 :

OFFICE MONITOR 85 - CONVENIENCE NAMES - OFFICE ALTERATION PROJECTS AS OF JANUARY 1, 1985

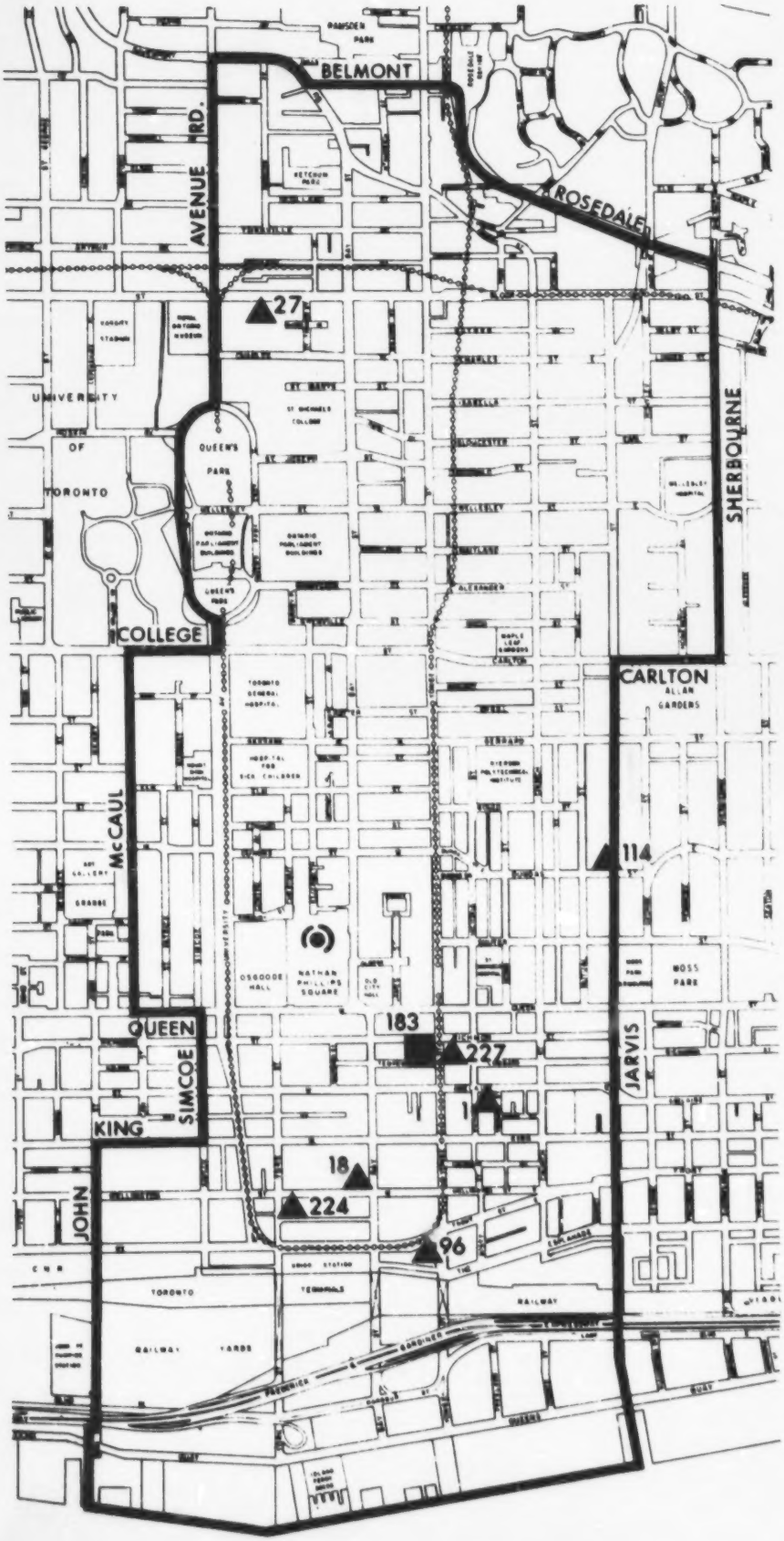
NUMBER	CONVENIENCE NAME	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
226	BANK OF MONTREAL (30 YONGE ST.)	FINANCIAL	1750	7
217	COUNSEL TRUST (19 TORONTO ST.)	RESIDUAL	1772	7
116	NATIONAL BALLET SCHOOL (404 JARVIS ST.)	RESIDUAL	-997	2
183*	ONE RICHMOND STREET WEST (1 RICHMOND ST.W.)	FINANCIAL	7824	5
17	ROYAL BANK PLAZA (200 BAY ST.)	FINANCIAL	112	7
10	ST. PAUL'S UNITED CHURCH (121 AVENUE RD.)	RESIDUAL	761	1
18*	STOCK EXCHANGE, THE OLD (230 BAY ST.)	FINANCIAL	17441	1
114*	SIMPSON SEARS EXPANSION (222 JARVIS ST.)	RESIDUAL	29645	1
46	SOCIETY OF ST. VINCENT (240 CHURCH ST.)	RESIDUAL	392	7
19	STERLING TOWER (372 BAY ST.)	FINANCIAL	-133	7
27*	THE COLONNADE (131 BLOOR ST. W.)	H.D.M.C.R.	5484	1
49	TRADERS INSURANCE (625 CHURCH ST.)	RESIDUAL	2333	2
129	YORK BELTING BUILDING (133 KING ST. E.)	RESIDUAL	1934	7

* PROJECTS FLAGGED WITH AN ASTERISK ARE DISPLAYED ON MAPS 4 & 5.

MAP 4

ALTERATION - 1985

OFFICE ALTERATION PROPOSED, STARTED OR COMPLETED AS OF JANUARY 1, 1985

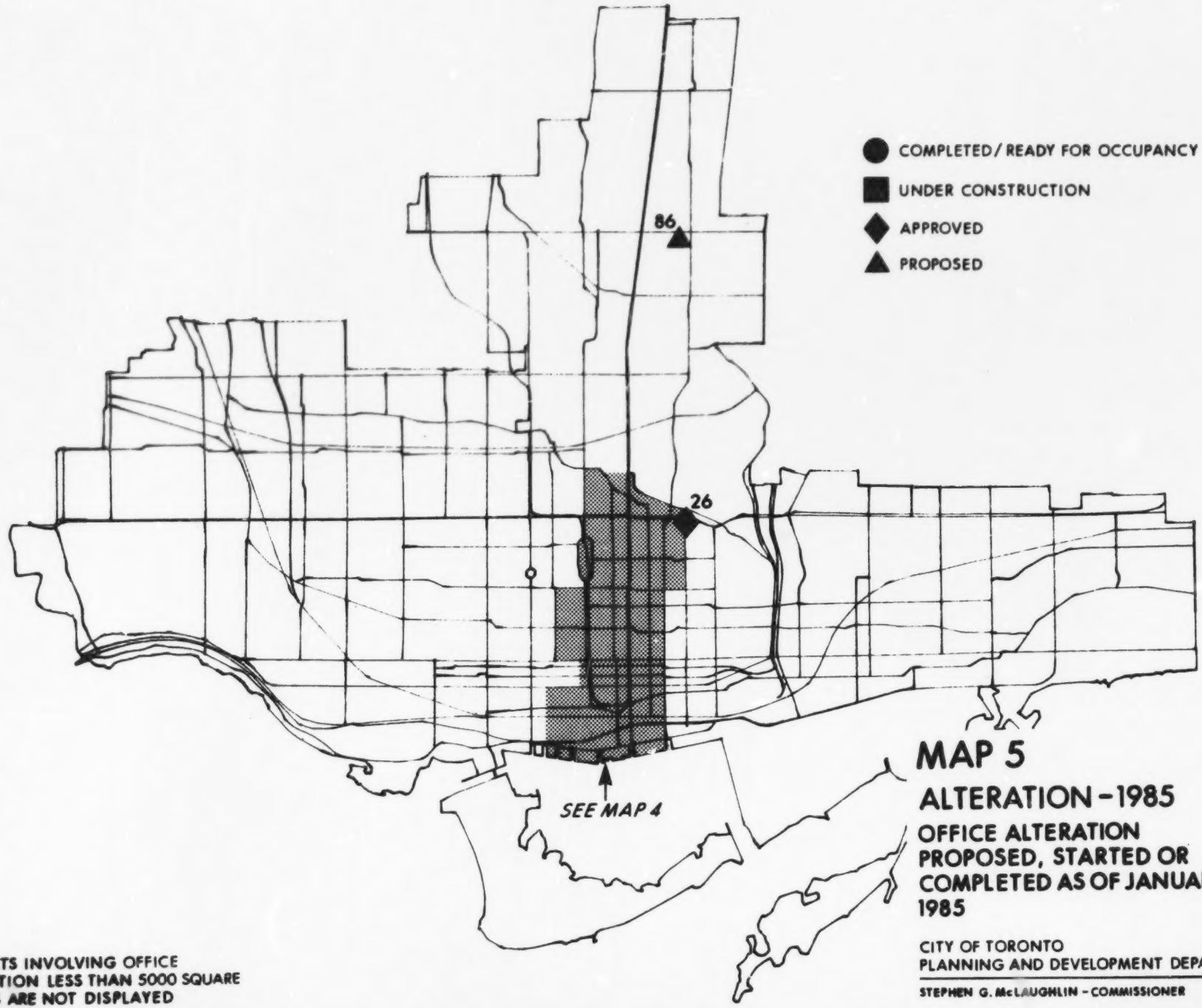


- ● COMPLETED / READY FOR OCCUPANCY
- ■ UNDER CONSTRUCTION
- ◆ APPROVED
- ▲ PROPOSED

PROJECTS INVOLVING OFFICE ALTERATION LESS THAN 5000 SQUARE METRES ARE NOT DISPLAYED

CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

STEPHEN G. McLAUGHLIN - COMMISSIONER



MAP 5

ALTERATION – 1985

OFFICE ALTERATION PROPOSED, STARTED OR COMPLETED AS OF JANUARY 1, 1985

CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

STEPHEN G. McLAUGHLIN - COMMISSIONER

PROJECTS INVOLVING OFFICE ALTERATION LESS THAN 5000 SQUARE METRES ARE NOT DISPLAYED

DEMOLITION - 1985

OFFICE DEMOLITION PROJECTS PROPOSED, STARTED AND COMPLETED

AS OF JANUARY 1, 1985

TABLE 17 :

OFFICE MONITOR 85 - OFFICE DEMOLITION PROJECTS
AS OF JANUARY 1, 1985

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
* 1	11	ADELAIDE ST W	FINANCIAL	-13956	5
* 2	25	ADELAIDE ST W	FINANCIAL	-20375	4
3	29	ADELAIDE ST W	FINANCIAL	-789	5
4	40	AVENUE RD	OUTER C.A.	-454	1
5	728	BAY ST	H.D.M.C.R.	-128	7
6	748	BAY ST	H.D.M.C.R.	-1236	7
7	825	BAY ST	H.D.M.C.R.	-93	4
8	174	BEDFORD RD	OUTER C.A.	-186	7
9	200	BEDFORD RD	OUTER C.A.	-139	4
10	410	BLOOR ST E	RESIDUAL	-310	1
11	280	BLOOR ST W	OUTER C.A.	-804	5
12	532	BLOOR ST W	OUTER C.A.	-750	5
13	132	BRANDON AV	OUTER CITY	-186	7
14	223	CHURCH ST	RESIDUAL	-830	7
15	737	CHURCH ST	RESIDUAL	-4343	5
16	805	DAVENPORT RD	OUTER CITY	-2120	7
17	1291	DUNDAS ST W	OUTER CITY	-159	7
18	1	EGLINTON AV E	OUTER CITY	-2609	4
19	160	EGLINTON AV E	OUTER CITY	-1834	5
20	800	EGLINTON AV W	OUTER CITY	-53	1
21	840	EGLINTON AV W	OUTER CITY	-139	1
22	77	FRONT ST E	RESIDUAL	-687	4
23	29	GRENVILLE ST	H.D.M.C.R.	-144	2
24	83	GRENVILLE ST	H.D.M.C.R.	-121	4
25	182	JARVIS ST	RESIDUAL	-224	7
26	312	JARVIS ST	RESIDUAL	-111	7
27	625	KEELE ST	OUTER CITY	-204	5
28	30	KING ST W	FINANCIAL	-363	7
29	32	KING ST W	FINANCIAL	-1921	7
30	34	KING ST W	FINANCIAL	-2686	7
31	801	LAKE SHORE BLVD E	OUTER C.A.	-1505	5
32	200	MARIA ST	OUTER CITY	-218	7
33	27	MERTON ST	OUTER CITY	-75	5
34	540	MOUNT PLEASANT RD	OUTER CITY	-125	3
35	203	OAK ST	OUTER C.A.	-117	4
36	15	QUEEN ST E	FINANCIAL	-2148	5
37	17	QUEEN ST E	FINANCIAL	-3393	7
38	1475	QUEEN ST W	OUTER CITY	-335	4
39	371	QUEENS QUAY W	OUTER C.A.	-253	7
40	7	RICHMOND ST E	FINANCIAL	-2830	4

NOTES:
1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
2. PROJECTS CONTAINING MORE THAN 5000 SQUARE METRES (MARKED *) ARE ILLUSTRATED ON ACCOMPANYING LOCATION MAP 6 (CORE AREA ONLY).

TABLE 17 : DEMOLITION PROJECTS (CONTINUED)

NUMBER	MUNICIPAL ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
41	15	RICHMOND ST W	FINANCIAL	-880	7
42	19	RICHMOND ST W	FINANCIAL	-1858	7
43	119	SHERBOURNE ST	OUTER C.A.	-587	4
44	589	SHERBOURNE ST	OUTER C.A.	-198	5
45	11	SOUTH KINGSWAY	OUTER CITY	-186	4
46	22	SUNNYSIDE AV	OUTER CITY	-112	7
47	5	WELLINGTON ST W	FINANCIAL	-2227	4
48	9	WELLINGTON ST W	FINANCIAL	-268	4
49	25	WELLINGTON ST W	FINANCIAL	-212!	7
50	145	WELLINGTON ST W	FINANCIAL	-1545	7
51	36	YONGE ST	FINANCIAL	-1436	4
52	38	YONGE ST	FINANCIAL	-563	4
53	40	YONGE ST	FINANCIAL	-306	4
54	141	YONGE ST	FINANCIAL	-1456	4
55	169	YONGE ST	FINANCIAL	-1395	7
56	171	YONGE ST	FINANCIAL	-1781	4
57	837	YONGE ST	RESIDUAL	-2842	4
58	1965	YONGE ST	OUTER CITY	-93	4
59	2339	YONGE ST	OUTER CITY	-390	4
60	3448	YONGE ST	OUTER CITY	-60	7

NOTES:

1. LISTING INCLUDES ONLY PROJECTS IN EXCESS OF 49 SQUARE METRES OF OFFICE SPACE.
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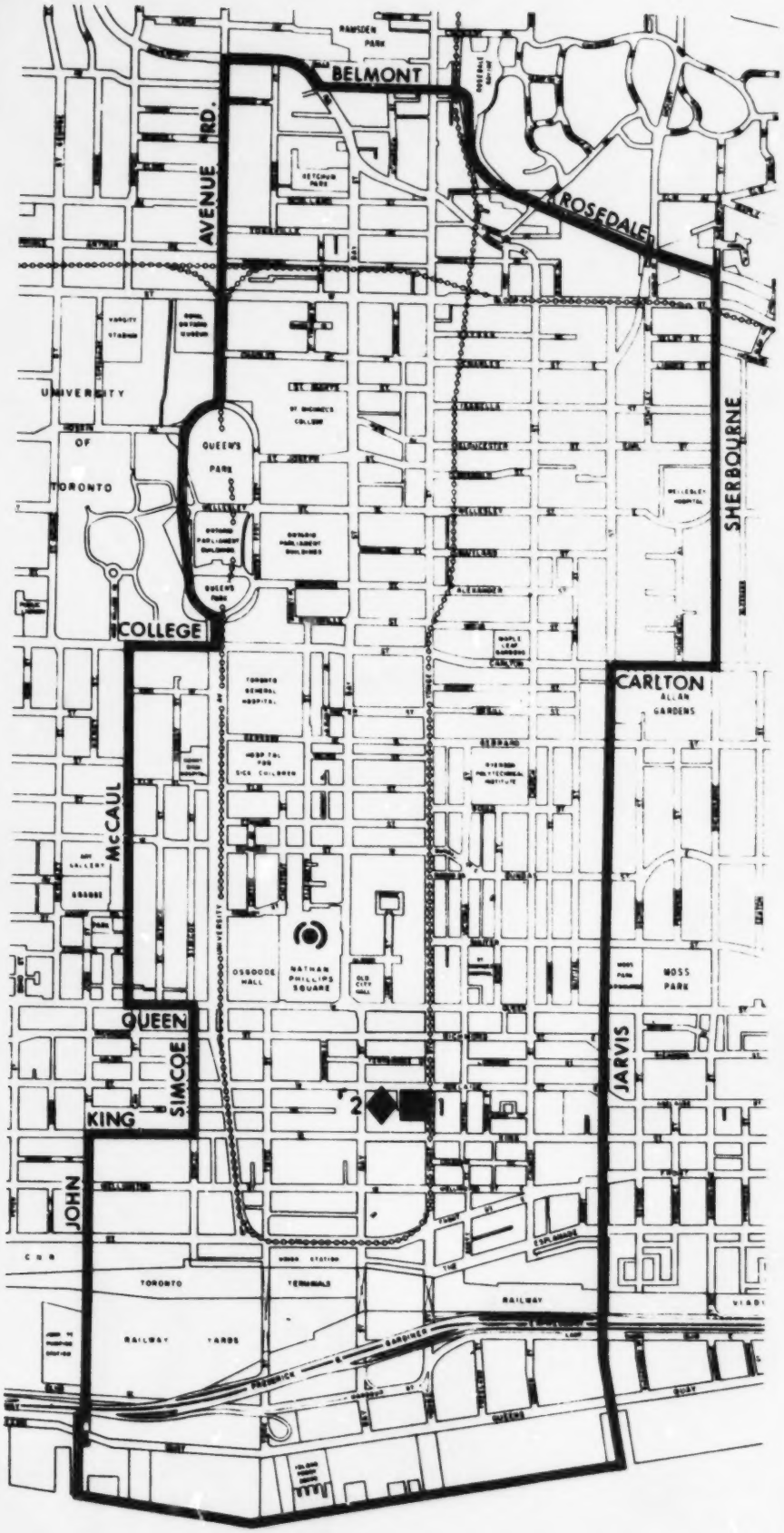

MAP 6

DEMOLITION – 1985

OFFICE DEMOLITION PROPOSED, STARTED OR COMPLETED AS OF JANUARY 1, 1985

- ● COMPLETED
- ■ BEING DEMOLISHED
- ◆ APPROVED
- ▲ PROPOSED

PROJECTS INVOLVING DEMOLITION LESS THAN 5000 SQUARE METRES ARE NOT DISPLAYED

CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

STEPHEN G. McLAUGHLIN - COMMISSIONER